



FOSTER WHEELER ENVIRONMENTAL CORPORATION

Mr. Steve Larson
Executive Director
California Energy Commission
1516 Ninth St.
MS-4
Sacramento, CA. 95814

March 14, 2002

Attention: Dockets Unit

Re: Inland Empire Energy Center Project- Docket No. 01-AFC-017
Data Responses to CEC Staff Data Requests dated January 14, 2002

Dear Mr. Larson:

Enclosed are twenty-six (26) sets of the Data Responses for the Inland Empire Energy Center Project (original signed document and 25 copies). This data is submitted in response to the staff's Data Requests dated January 14, 2002. The enclosed data consists of revised responses and responses to data requests for which the Inland Empire Energy Center project requested additional time per the "Notification of Need for Additional Time to Prepare Responses and Objection to California Energy Commission Staff Data Requests" dated January 24, 2002.

Additionally, the CD's containing the electronic version of the submitted responses (5 copies) as requested by staff will be submitted under separate cover.

Dated this 14th day of March, 2002.

Sincerely,

Richard B. Booth
Project Manager

Attachments



1940 E. DEERE AVENUE, SUITE 200, SANTA ANA, CA 92705
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**BEFORE THE ENERGY RESOURCES CONSERVATION
AND DEVELOPMENT COMMISSION OF
THE STATE OF CALIFORNIA**

) Docket No. 01-AFC-17

APPLICATION FOR)
CERTIFICATION)

FOR THE INLAND EMPIRE) PROOF OF SERVICE
ENERGY)

CENTER) (Revised 02/01/02)

_____)

_____)

I, Richard B. Booth, declare that on March 14, 2002, I served copies of the attached Responses to California Energy Commission Staff's Data Requests 1-161 by Federal Express, for delivery to Sacramento, by depositing such envelope in a facility regularly maintained by Federal Express with delivery fees fully provided for or delivered the envelope to a courier or driver of Federal Express authorized to receive documents at Foster Wheeler Environmental Corp., 1940 East Deere Ave., Suite 200, Santa Ana, CA 92705 with delivery fees fully provided, for delivery to the following:

DOCKET UNIT

Original signed document plus 25 copies.

CALIFORNIA ENERGY COMMISSION
Attn: Docket No. 01-AFC-17
DOCKET UNIT, MS-4
1516 Ninth Street
Sacramento, CA 95814-5512

In addition to the documents sent to
the Commission Docket Unit:

I, Richard B. Booth, declare that on March 14, 2002, I deposited
copies of the attached Responses to California Energy Commission
Staff's Data Requests 1-161 in the United States mail at Santa Ana, CA
with first class postage thereon fully prepaid and addressed to the
following:

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I declare under penalty of perjury that the foregoing is true and correct.

Richard B. Booth

Richard B. Booth

* * * *

**DATA RESPONSES 1 THROUGH 161
FOR
INLAND EMPIRE ENERGY CENTER
SUBMITTAL 3**

Compiled by



FOSTER WHEELER ENVIRONMENTAL CORPORATION

**1940 E. Deere Avenue, Suite 200
Santa Ana, CA 92705**

March 14, 2002

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AIR QUALITY RESPONSES

Request 31 – Please identify any and all emission sources that would be associated with construction of the compressor station.

Response 31 – See the compressor station construction emissions analysis in Air Resources Attachments 3 and 4.

AIR RESOURCES ATTACHMENT 3
GAS COMPRESSOR STATION
CONSTRUCTION EMISSIONS ANALYSIS

GAS COMPRESSOR STATION CONSTRUCTION PHASE IMPACTS

Gas Compressor Station Construction

Construction of the gas compressor station is expected to last 10 months, with the construction occurring in the following five main phases:

- a. Site preparation;
- b. Foundation work;
- c. Installation of major equipment;
- d. Construction/installation of major structures; and
- e. Start up and commissioning.

Site preparation includes clearing, grading, excavation of footings and foundations, and backfilling operations. After site preparation is finished, the construction of the foundations and structures is expected to begin. Once the foundations and structures are finished, installation and assembly of the mechanical and electrical equipment are scheduled to commence.

Fugitive dust emissions from the construction of the gas compressor station will result from:

- a. Dust entrained during site preparation and grading/excavation at the construction site;
- b. Dust entrained during onsite travel on paved and unpaved surfaces;
- c. Dust entrained during aggregate and soil loading and unloading operations; and
- d. Wind erosion of areas disturbed during construction activities.

Combustion emissions during construction will result from:

- a. Exhaust from the diesel construction equipment used for site preparation, grading, excavation, and construction of onsite structures;
- b. Exhaust from water trucks used to control construction dust emissions;
- c. Exhaust from diesel-powered welding machines, electric generators, air compressors, water pumps, etc.;
- d. Exhaust from diesel trucks used to deliver concrete, fuel, and construction supplies to the construction site; and
- e. Exhaust from automobiles and trucks used by workers to commute to the construction site.

To determine the potential worst-case daily construction impacts, exhaust and dust emission rates have been evaluated for each source of emissions. Worst-case daily dust emissions are

expected to occur during the second month of construction when site preparation occurs. The worst-case daily exhaust emissions are expected to occur during the third month of the construction schedule. Annual emissions are based on the average equipment mix during the 10-month construction period.

Available Mitigation Measures

The following mitigation measures are proposed to control exhaust emissions from the diesel heavy equipment used during construction of the gas compressor station:

- a. Operational measures, such as limiting engine idling time and shutting down equipment when not in use;
- b. Regular preventive maintenance to prevent emission increases due to engine problems;
- c. Use of low sulfur and low aromatic fuel meeting California standards for motor vehicle diesel fuel; and
- d. Use of low-emitting diesel engines meeting federal emissions standards for construction equipment if available.

The following mitigation measures are proposed to control fugitive dust emissions during construction of the project:

- a. Use either water application or chemical dust suppressant application to control dust emissions from unpaved surface travel and unpaved parking areas;
- b. Use vacuum sweeping and/or water flushing of paved road surface to remove buildup of loose material to control dust emissions from travel on the paved access road (including adjacent public streets impacted by construction activities) and paved parking areas;
- c. Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least two feet of freeboard;
- d. Limit traffic speeds on unpaved surfaces to 25 mph;
- e. Install sandbags or other erosion control measures to prevent silt runoff to roadways;
- f. Re-plant vegetation in disturbed areas as quickly as possible;
- g. As needed, use gravel pads along with wheel washers or wash tires of all trucks exiting construction site that carry track-out dirt from unpaved surfaces; and
- h. Mitigate fugitive dust emissions from wind erosion of areas disturbed from construction activities (including storage piles) by application of either water or chemical dust suppressant and/or use of wind breaks.

Estimation of Emissions with Mitigation Measures

Tables 1 and 2 show the estimated maximum daily and annual heavy equipment exhaust and fugitive dust emissions with recommended mitigation measures for construction activities. Detailed emission calculations are included as Attachment 4.

Table 1
Maximum Daily Emissions During Construction
 (Month 2 for dust emissions, Month 3 for combustion emissions), Pounds Per Day

	NO _x	CO	VOC	SO _x	PM ₁₀
Onsite					
Construction Equipment	49.85	19.50	3.95	1.74	2.97
Fugitive Dust					17.06
Offsite					
Worker Travel, Truck Deliveries	37.58	344.11	27.85	0.40	1.10
Total Emissions					
Total	87.43	363.61	31.80	2.14	21.13

Table 2
Annual Emissions During Construction, Tons Per Year

	NO _x	CO	VOC	SO _x	PM ₁₀
Onsite					
Construction Equipment	2.69	1.06	0.22	0.09	0.17
Fugitive Dust					0.91
Offsite					
Worker Travel, Truck Deliveries	2.23	25.55	2.04	0.01	0.05
Total Emissions					
Total	4.91	26.62	2.27	0.10	1.13

Analysis of Ambient Impacts from Construction

Ambient air quality impacts from emissions during construction of the gas compressor station project were estimated using an air quality dispersion modeling analysis. The modeling analysis considers the construction site location, the surrounding topography, and the sources of emissions during construction, including vehicle and equipment exhaust emissions and fugitive dust.

Existing Ambient Levels

As with the modeling analysis of the IEEC project operating impacts (IEEC AFC, Section 5.2.2.4), the Perris, Lake Elsinore, and Riverside monitoring stations were used to establish the ambient background levels for the construction impact modeling analysis. Table 3 shows the maximum concentrations of NO_x, SO₂, CO, and PM₁₀ recorded for 1997 through 2000 at those monitoring stations.

Dispersion Model

As in the analysis of the IEEC project operating impacts, the EPA-approved Industrial Source Complex Short Term (ISCST3) model was used to estimate ambient impacts from construction activities. A detailed discussion of the ISCST3 dispersion model is included in Section 5.2.4.2.2 of the IEEC AFC.

The emission sources for the construction site were grouped into two categories: exhaust emissions and dust emissions. An effective emission plume height of 4.6 meters was used for all exhaust emissions. For construction dust emissions, an effective plume height of 2.0 meters was used in the modeling analysis. The exhaust and dust emissions were modeled as a single area source that covered the total area of the construction site. The construction impacts modeling analysis used the same receptor locations as used for the IEEC project operating impact analysis. A detailed discussion of the receptor locations is included in Section 5.2.4.2.2 of the IEEC AFC.

To determine the construction impacts on short-term ambient standards (24 hours and less), the worst-case daily onsite construction emission levels shown in Table 1 were used. For pollutants with annual average ambient standards, the annual onsite emission levels shown in Table 2 were used. As with the project operating impact analysis, the meteorological data set used for the construction emission impacts analysis is data collected at the Riverside monitoring station during 1981.

Modeling Results

Based on the emission rates of NO_x, SO₂, CO, and PM₁₀ and the meteorological data, the ISCST3 model calculates hourly and annual ambient impacts for each pollutant. As mentioned above, the modeled 1-hour, 3-hour, 8-hour, and 24-hour ambient impacts are based on the worst-case daily emission rates of NO_x, SO₂, CO, and PM₁₀. The annual impacts are based on the annual emission rates of these pollutants.

The one-hour and annual average concentrations of NO₂ were computed following the revised EPA guidance for computing these concentrations (August 9, 1995 *Federal Register*, 60 FR 40465). The OLM_ISC model was used for the one-hour average NO₂ impacts, with concurrent 1999 ozone data from the Perris station. The annual average NO₂ impact was calculated using the ambient ratio method (ARM) with the EPA default value of 0.75 for the annual average NO₂/NO_x ratio.

The modeling analysis results are shown in Table 3. Also included in the table are the maximum background levels that have occurred in the last four years and the resulting total ambient impacts. As shown in Table 3, with the exception of PM₁₀ impacts, construction impacts are expected to be below the most stringent state and national standards. However, the state 24-hour and annual average PM₁₀ standards are exceeded in the absence of the construction emissions for the gas compressor station, and construction PM₁₀ impacts will contribute to these pre-existing violations.

Table 3
Modeled Maximum Construction Impacts

Pollutant	Averaging Time	Maximum Construction Impacts (µg/m ³)	Background (µg/m ³)	Total Impact (µg/m ³)	State Standard (µg/m ³)	Federal Standard (µg/m ³)
NO ₂ ^a	1-Hour	210 ^{a, d}	211	421	470	--
	Annual	11 ^a	36	47	--	100
SO ₂	1-Hour	26 ^d	278	304	650	--
	24-Hour	5 ^d	92	97	109	365
	Annual	0.5	5	6	--	80
CO	1-Hour	296 ^d	12,650	12,946	23,000	40,000
	8-Hour	118 ^d	6,302	6,420	10,000	10,000
PM ₁₀	24-Hour	92 ^e	139	231	50	150
	Annual ^b	10	44	54	30	--
	Annual ^c	10	50	60	--	50
Notes: a. OLM_ISC used for 1-hr average impact and ARM applied for annual average, using EPA default ratio of 0.75. b. Annual Geometric Mean. c. Annual Arithmetic Mean. d. Based on maximum daily emissions during Month 3. e. Based on maximum daily emissions during Month 2.						

The ISCST3 model over-predicts PM₁₀ construction emission impacts because of the cold plume (i.e., ambient temperature) effect of dust emissions. Most of the plume dispersion characteristics in the ISCST3 model are derived from observations of hot plumes associated with typical smokestacks. The ISCST3 model does compensate for plume temperature; however, for ambient temperature plumes, the model assumes negligible buoyancy and dispersion. Consequently, the ambient concentrations in cold plumes remain high even at significant distances from a source. The gas compressor station construction site impacts are not unusual in comparison to most construction sites; construction sites that use good dust suppression techniques and low-emitting vehicles typically do not cause violations of air quality standards. The input and output modeling files are being provided electronically.

Health Risk of Diesel Exhaust

The combustion portion of annual PM₁₀ emissions from Table 3 above were determined separately to determine the annual average Diesel PM₁₀ exhaust concentration. This was used with the ARB-approved unit risk value of 300 in one million for a 70-year lifetime to determine the potential carcinogenic risk from Diesel exhaust during construction. The exposure was also adjusted by a factor of 0.83/70, or 0.0119, to correct for the 10-month exposure during the construction period.

The maximum modeled annual average concentration of Diesel exhaust PM₁₀ is 0.88 µg/m³. Using the unit risk value and adjustment factors described above, the carcinogenic risk due to exposure to Diesel exhaust during construction activities is expected to be approximately 3.1 in one million. This is well below the 10 in one million level considered to be significant under the South Coast AQMD CEQA guidelines¹.

This analysis is overly conservative for several reasons. First, as discussed above, the modeled PM₁₀ concentrations from construction operations are overpredicted by the ISCST3 model. Second, this analysis assumes that all the combustion PM₁₀ is emitted by Diesel engines, when in fact some of the engines will be gasoline-fueled and thus will not produce Diesel particulates.

¹ South Coast AQMD CEQA Air Quality Handbook, April 1993.

AIR RESOURCES ATTACHMENT 4
DETAILED CONSTRUCTION
EMISSION CALCULATIONS

IEEC Data Requests (01-AFC-17)

Air Quality

Construction Equipment Daily Exhaust Emissions (Month 3)															
Equipment	Number of Units	Hrs/Month Per Unit	Hrs/Day Per Unit	Gals/Hr Per Unit	Total Fuel Use (Gals/day)	Emission Factors (lbs/1000 gals)(1)				Daily Emissions (lbs/day)					
						NOx	CO	POC	SOx	PM10	NOx	CO	POC	SOx	PM10
Crawler Crane- Greater than 100 ton	1	52.00		2.00	4.00	8.00	270.01	39.13	15.65	7.10	11.74	2.16	0.31	0.13	0.06
Cranes - Mobile 35 ton	2	195.00		7.50	2.50	37.50	270.01	39.13	15.65	7.10	11.74	10.13	1.47	0.59	0.27
Bulldozer DSH	0	182.00		7.00	4.00	0.00	270.01	39.13	15.65	7.10	11.74	0.00	0.00	0.00	0.00
Excavator-Motor Grader	1	130.00		6.00	3.00	15.00	270.01	39.13	15.65	7.10	11.74	4.05	0.59	0.23	0.11
Excavator- Backhoe	2	208.00		8.00	2.00	24.00	270.01	39.13	15.65	7.10	11.74	6.48	0.94	0.38	0.17
Vibratory Roller	1	39.00		1.50	2.50	3.75	270.01	39.13	15.65	7.10	11.74	1.01	0.15	0.08	0.04
Portable Compaction roller	0	39.00		1.50	2.50	0.00	270.01	39.13	15.65	7.10	11.74	0.00	0.00	0.00	0.00
Truck Water	1	182.00		7.00	2.00	14.00	170.68	106.79	15.33	7.06	9.59	2.39	1.50	0.21	0.10
Loader/Forklift	1	104.00		4.00	1.50	6.00	270.01	39.13	15.65	7.10	11.74	1.62	0.23	0.09	0.04
10Y12 cubic yd Dump Truck	2	65.00		2.50	2.00	10.00	170.68	106.79	15.33	7.06	9.59	1.71	1.07	0.15	0.07
Truck- Fuel/Lube	1	208.00		8.00	2.00	16.00	170.68	106.79	15.33	7.06	9.59	2.73	1.71	0.25	0.11
Concrete Pumper Truck	1	52.00		2.00	2.00	4.00	170.68	106.79	15.33	7.06	9.59	0.68	0.43	0.06	0.04
Tractor Truck 5th Wheel	4	156.00		6.00	2.00	48.00	170.68	106.79	15.33	7.06	9.59	8.19	5.13	0.74	0.34
Trucks- Pickup 3/4 ton	6	221.00		8.50	0.40	20.40	74.40	59.47	5.57	7.03	4.83	1.52	1.21	0.11	0.14
Trucks- 3 ton	2	182.00		7.00	1.58	21.84	74.40	59.47	5.57	7.03	4.83	1.63	1.30	0.12	0.15
Portable Compaction- Vibratory Plate	1	52.00		2.00	0.25	0.50	313.05	195.66	48.96	7.10	4.83	0.16	0.10	0.02	0.00
Portable Compaction- Vibratory Ram	2	52.00		2.00	0.25	1.00	313.05	195.66	48.96	7.10	39.13	0.31	0.20	0.05	0.04
Pumps	4	65.00		2.50	0.25	2.50	313.05	195.66	48.96	7.10	39.13	0.78	0.49	0.12	0.10
Air Compressor 185 CFM	2	104.00		4.00	1.00	8.00	313.05	195.66	48.96	7.10	39.13	2.50	1.57	0.38	0.31
Concrete Vibrators	2	39.00		1.50	0.25	0.75	313.05	195.66	48.96	7.10	39.13	0.23	0.15	0.04	0.01
Concrete Trowel Machine	1	26.00		1.00	1.00	1.00	313.05	195.66	48.96	7.10	39.13	0.31	0.20	0.05	0.04
Asphalt Paver	0	52.00		2.00	2.50	0.00	270.01	39.13	15.65	7.10	39.13	0.00	0.00	0.00	0.00
Asphalt Roller	0	52.00		2.00	2.50	0.00	270.01	39.13	15.65	7.10	39.13	0.00	0.00	0.00	0.00
Portable Power Generators	2	52.00		2.00	1.00	4.00	313.05	195.66	48.96	7.10	39.13	1.25	0.79	0.19	0.09
Total =											49.85	19.30	3.85	1.74	2.97

Notes:
(1) See notes for combustion emissions.

Construction Equipment Annual Exhaust Emissions													
Equipment	Average Number of Units Per Year(1)	Average Operating Hrs/Day Per Unit	Gas/Hr Per Unit	Average Operating Days per Year	Total Fuel Use (Gals/yr)	Emission Factors (lbs/1000 gals)(2)				Annual Emissions (tons/yr)			
						CO	NOx	PM10	SOx	CO	NOx	PM10	SOx
Crawler Crane- Greater than 100 ton	0.17	2.00		4.00	260.00	345.66	270.01	39.13	15.65	0.05	11.74	7.10	0.00
Cranes - Mobile 35 ton	0.58	7.50		2.50	260.00	2843.73	270.01	39.13	15.65	0.38	11.74	7.10	0.02
Bulldozer D6H	0.17	7.00		4.00	260.00	1213.32	270.01	39.13	15.65	0.16	11.74	7.10	0.01
Excavator-Motor Grader	0.33	5.00		3.00	260.00	1289.99	270.01	39.13	15.65	0.18	11.74	7.10	0.01
Excavator- Backhoe	0.83	8.00		1.50	260.00	2599.98	270.01	39.13	15.65	0.35	11.74	7.10	0.02
Vibratory Roller	0.42	1.50		2.50	260.00	406.25	270.01	39.13	15.65	0.05	11.74	7.10	0.00
Portable Compaction roller	0.26	1.50		2.50	260.00	243.75	270.01	39.13	15.65	0.03	11.74	7.10	0.00
Truck- Water	0.50	7.00		2.00	260.00	1819.99	270.01	39.13	15.65	0.16	11.74	7.10	0.01
Loader/Forklift	0.42	4.00		1.50	260.00	650.00	270.01	39.13	15.65	0.09	11.74	7.10	0.00
10/12 cubic yd Dump Truck	0.33	2.50		2.00	260.00	433.33	270.01	39.13	15.65	0.04	11.74	7.10	0.00
Truck- Fuel/Tube	0.50	8.00		2.00	260.00	2079.98	270.01	39.13	15.65	0.11	11.74	7.10	0.01
Concrete Pump/Truck	0.25	2.00		2.00	260.00	260.00	270.01	39.13	15.65	0.02	11.74	7.10	0.00
Tractor Truck 5th Wheel	1.25	6.00		2.00	260.00	3899.97	270.01	39.13	15.65	0.33	11.74	7.10	0.02
Trucks- Pickup 3/4 ton	2.92	8.50		0.40	260.00	2578.31	270.01	39.13	15.65	0.21	11.74	7.10	0.01
Trucks- 3 ton	0.58	7.00		1.50	260.00	1656.19	270.01	39.13	15.65	0.10	11.74	7.10	0.01
Portable Compaction- Vibratory Plate	3.17	2.00		0.25	260.00	411.66	270.01	39.13	15.65	0.06	11.74	7.10	0.00
Portable Compaction- Vibratory Ram	0.88	2.00		0.25	260.00	75.83	270.01	39.13	15.65	0.04	11.74	7.10	0.00
Pumps	0.58	2.50		0.25	260.00	94.79	270.01	39.13	15.65	0.01	11.74	7.10	0.00
Air Compressor 185 CFM	1.67	4.00		1.00	260.00	1733.32	270.01	39.13	15.65	0.27	11.74	7.10	0.03
Concrete Vibrators	1.00	1.00		0.25	260.00	97.50	270.01	39.13	15.65	0.02	11.74	7.10	0.00
Concrete Trowel Machine	0.92	1.00		1.00	260.00	238.33	270.01	39.13	15.65	0.04	11.74	7.10	0.00
Asphalt Paver	0.25	2.00		2.50	260.00	325.00	270.01	39.13	15.65	0.05	11.74	7.10	0.01
Asphalt Roller	0.17	2.00		2.50	260.00	216.67	270.01	39.13	15.65	0.03	11.74	7.10	0.00
Portable Power Generators	0.17	2.00		1.00	260.00	86.67	270.01	39.13	15.65	0.01	11.74	7.10	0.00
Total =						2.69	1.06	0.22	0.09	0.00	0.00	0.00	0.00

Notes:

- (1) Based on average number of units operating over 10-month construction period.
 (2) See notes for combustion emissions

Delivery Truck Daily Emissions (Month 3)

Number of Deliveries Per Day(1)	Average Round Trip Haul		Vehicle Miles Traveled Per Day		Emission Factors (lbs/vmt)(2)			Daily Emissions (lbs/day)						
	Distance (miles)				NOx	CO	POC	SOx	PM10	NOx	CO	POC	SOx	PM10
2	165.6		331.2		0.02802	0.01753	0.00252	0.00116	0.00157	9.28	5.81	0.63	0.38	0.52

Notes:

- (1) Based on maximum number of daily truck deliveries during this month.
 (2) See notes for combustion emissions.

Delivery Truck Annual Emissions												
Average Number of Deliveries Per Year(1)	Average Round Trip Haul Distance (miles)	Vehicle Miles Traveled Per Year	Emission Factors (lbs/vmt)(2)				Annual Emissions (tons/yr)					
			NOx	CO	POC	SOx	PM10	NOx	CO	POC	SOx	PM10
41	165.6	6789.6	0.02802	0.01753	0.00252	0.00116	0.00157	0.10	0.06	0.01	0.00	0.01

Notes:

- (1) Based on average number of truck deliveries over the 10-month construction period.
 (2) See notes for combustion emissions.

Delivery Truck Idling Emissions						
Maximum Number of Truck Deliveries Per Year	Maximum Idling Time Per Truck Delivery (hrs)	Total Maximum Delivery Truck Idling Time Per Year (hrs/year)	PM10 Emission Factor(1) (lbs/hr)	Maximum Annual PM10 Delivery Truck Emissions (tons/yr)		
41	1	41	0.0042	8.63E-05		

Notes:

(1) Based on 1.91 g/hr idle emission rate for the composite HDD truck fleet in 2001 from EPA's PART5 model.

Worker Travel Daily Emissions (Month 3)													
Number of Workers Per Day(1)	Average Vehicle Occupancy (person/veh.)	Number of Round Trips Per Day	Average Round Trip Haul Distance (Miles)	Vehicle Miles Traveled Per Day (Miles)	Emission Factors (lbs/vmt)(2)			Daily Emissions (lbs/day)					
					NOx	CO	POC	SOx	PM10	CO	NOx	POC	SOx
89	1.16	59.5	165.6	9,850	0.00287	0.03434	0.00274	0.000002	0.000006	28.30	338.30	27.02	0.02
													0.57

Notes:
 (1) Based expected number of construction workers during this phase of construction.
 (2) See notes for combustion emissions.

Worker Travel Annual Emissions															
Average Number of Workers Per Day(1)	Average Vehicle Occupancy (person/veh.)	Number of Round Trips Per Day	Average Round Trip Haul Distance (Miles)	Days per Year	Vehicle Miles Traveled Per Year	Emission Factors (lbs/vmt)(2)			Annual Emissions (tons/yr)						
						NOx	CO	POC	SOx	PM10	NOx	CO	POC	SOx	PM10
40	1.16	34.5	165.6	260	1,484,690	0.00287	0.03434	0.00274	0.000002	0.00006	2.13	25.50	2.04	0.00	0.04

Notes:

- (1) Based on annual average number of workers over the 10-month construction period.
 (2) See notes for combustion emissions.

Daily Fugitive Dust Emissions (Month 2)									
Equipment	Number of Units	Daily Process Rate Per Unit	Total Process Rate	Units	PM10 Emission Factor(1) (lbs/unit)	Control Factor(1) (%)	PM10 Emissions (lbs/day)		
Bulldozer D6H	1	7.00	7.00	7.00 hours	0.7528		5.27		
Excavator- Trencher Excavation	0	3417.60		0.00 cu.yds	0.0018		0.00		
Excavator-Motor Grader	1	15.00	15.00	15.00 vmt	0.2754		4.13		
Excavator- Backhoe Excavation	2	398.40	796.80	796.80 cu.yds	0.0018		1.46		
Water Truck Unpaved Road Travel	1	17.50	17.50	17.50 vmt	0.1522	66%	0.90		
Forklift Unpaved Road Travel	1	8.00	8.00	8.00 vmt	0.0970	66%	0.26		
Dump Truck Unpaved Road Travel	1	20.13	20.13	20.13 vmt	0.1589	66%	1.08		
Dump Truck Unloading	1	2743.00	2743.00	2743.00 tons	0.0002		0.58		
Fuel/Lube Truck Unpaved Road Travel	1	3.09	3.09	3.09 vmt	0.1181	66%	0.12		
Concrete Pumper Truck Unpaved Road Travel	0	0.00	0.00	0.00 vmt	0.1589	66%	0.00		
Tractor Truck 5th Wheel Unpaved Road Travel	4	5.03	20.13	20.13 vmt	0.0970	66%	0.66		
Pickup Truck Unpaved Road Travel	6	15.43	92.59	92.59 vmt	0.0599	66%	1.87		
3 ton Truck Unpaved Road Travel	1	7.72	7.72	7.72 vmt	0.0803	66%	0.21		
Windblown Dust (active construction area)	N/A	25600.00	25600.00	25600.00 sq.ft.	0.0000	66%	0.22		
Worker Unpaved Road Travel	69	0.20	13.80	13.80 vmt	0.0599	66%	0.28		
Delivery Truck Unpaved Road Travel	2	0.20	0.40	0.40 vmt	0.1589	66%	0.02		
Total =							17.06		

Notes:

(1) See notes for fugitive dust emission calculations.

Annual Fugitive Dust Emissions			
Activity	Average Daily PM10 Emissions(1) (lbs/day)	Days per Year	Annual PM10 Emissions (tons/yr)
Construction Activities		7.02	260
Windblown Dust		0.18	260

Notes:

(1) Based on average of daily emissions over 10-month construction period.

Notes - Fugitive Dust Emission Calculations

- (1) Paved road travel emission factors for delivery trucks and worker automobiles are based on AP-42, Section 13.2.1, 10/97.
- (2) Wind erosion emission factor for active construction area is based on "Improvement of Specific Emission Factors (BACM Project No. 1), Final Report", prepared for South Coast AQMD by Midwest Research Institute, March 1996.
- (3) Finish grading emission factor is based on AP-42, Table 11.9-2, 1/95.
- (4) Bulldozer emission factor is based AP-42, Table 11.9.2, 1/95.
- (5) Material unloading emission factors are based on AP-42, p. 13.2.4-3, 1/95.
- (6) Loader unpaved road travel emission factor is based on AP-42, Section 13.2.2, 1/95.
- (7) Backhoe trenching emission factor is based on AP-42, Table 11.9-2 (dragline operations), 1/95.
- (8) Unpaved road travel emission factors for water trucks, fuel trucks, service trucks, dump trucks, forklifts, pickup trucks, delivery trucks, 5th wheel tractor trucks, and concrete trucks are based on AP-42, Section 13.2.2, 9/88.
- (9) Dust control efficiency for unpaved road travel and active excavation area is based on "Control of Open Fugitive Dust Sources", U.S. EPA, 9/88.

Notes - Combustion Emission Calculations

(1) For Construction Equipment

For heavy Diesel construction equipment, emission factors based on equipment meeting EPA 1996 off-road Diesel standards and use of CARB low-sulfur fuel.

For trucks, depending on size of truck, emissions factors based on MVE17G version 1.0c for heavy-heavy duty or medium duty Diesel trucks, fleet average for calendar year 2000.

For portable equipment, emission factors based on EPA's "Non-road Engine and Vehicle Emission Study Report", 11/91, Table 2-07, for generator sets, welders, pumps, and air compressors less than 50 hp.

(2) For Delivery Trucks

From MVE17G version 1.0c, heavy-heavy duty Diesel trucks, fleet average for calendar year 2000.

(3) For Worker Travel

From MVE17G version 1.0c, average of light duty automobiles and light duty trucks, fleet average for calendar year 2000.

CULTURAL RESOURCES RESPONSES

Request 44 – Please identify all structures more than 45 years old within a half mile and from which a major portion of the new Inland Empire Energy Center will be visible. Please provide copies of completed DPR 523 forms for each resource and ensure that each form contains a discussion of the significance of the building or structure under CEQA Section 15064.5, (a), (3), (A)(B)(C) & (D). Please have an architectural historian or a historian with a specialty in industrial or architectural history complete the evaluation. For those structures and properties evaluated as eligible, please have the architectural historian evaluate whether the integrity of setting will be significantly impacted by construction of the energy center such that the significance of the resource will be materially impaired.

Response 44 - The cultural resource (historical-architectural) survey for the Calpine-Inland Empire Energy Center project included a reconnaissance within a half-mile radius of the project site and along the proposed linear elements leading from the plant. The survey was initiated with USGS maps showing buildings constructed prior to 1953; all buildings on the USGS maps within a half-mile radius of the plant site were included in the reconnaissance. No buildings were shown on the 1953 map for the linear features and a visual inspection along the linear features confirmed this; therefore no properties along the linear features were documented.

Photographs were taken of all buildings within the half-mile radius of the site. Per CEC request 44, those with a potential view of the proposed plant equipment of 50% or greater were actually surveyed. This assessment was made using a combination of color simulations of the plant provided by Calpine (KOP simulations, AFC Section 5.10) and physical site surveys. Site evaluations were made by standing in front of the buildings and at the sides where possible, looking toward the plant site and estimating the potential visual impact. If, based upon the simulations and the physical site location, a significant portion of the plant equipment would be visible, then the structure was included in the survey. For a majority of surveyed properties within the radius area, existing nearfield vegetation, existing out-buildings, and the close proximity of other structures (commercial and/or residential) significantly reduced potential plant site equipment visibility.

All properties within the half-mile radius of the plant site as noted on the 1953 USGS map were photographed and entered into a table (See Cultural Resource Attachment 1) with the photo, address and potential visibility assessment. Those properties which exhibited a potential for site equipment visibility greater than 50% were then surveyed using the State of California Historic Resource Inventory Forms and the National Register of Historic Places Bulletin 15 (See Forms in Cultural Resource Attachment 2). In order to complete the assessment, Riverside County records were searched to determine date of construction and ownership. Many of the properties were in such poor condition that the County considered the land vacant and no date of construction was available. Based on the site surveys and records review only three (3) properties were considered as potentially eligible for listing in the National Register of Historic Places (NRHP). These properties are as follows:

- 25626 Antelope Rd.
- 28050 Matthews Rd.
- 28380 Matthews Rd.

Based on the listing criteria comparison for the National Register and the California Register (See Cultural Resource Attachment 3), the above three properties would also be potentially eligible for listing in the California Register of Historic Resources (CRHR).

The County Historian was contacted for information about the history of Romoland. From historical information provided by the historian, the Period of Significance was determined as 1900 to the late 1920s, as follows:

Historical Summary






Romoland was first developed by the Pacific Mutual Life Insurance Company (PMLI) of California in February of 1925. First named Romola Farms, the development offered small ranches of four to five acres for the commercial cultivation of figs. A second development titled Romola Farms No. 2 was platted in June of 1925 for the Los Angeles Missionary and Church Extension Society of the Methodist Episcopal Church (Gunther, no date). This was followed by a number of similar tracts, eventually numbering six (Patterson, no date).




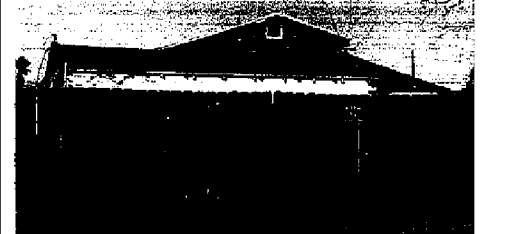

However, several of the promoters from PMLI were soon found to be using the mail to defraud land buyers and were sent to federal prison. It was discovered that the fraud included not only over-promising water availability but also selling the same plot of land to multiple distant buyers, from as far away as the Pacific Northwest (Patterson, no date). In the late summer of 1925, Romola Farms was renamed Romoland (Gunther, no Date).






Prior to the 1925 development, the area had been used first for sheep and possibly cattle farming, at least up until the railroad arrived in the Perris area in 1882. Around 1900, the area began attracting alfalfa growers and dairy farmers, who irrigated the crop-land from local wells (Patterson, no date).


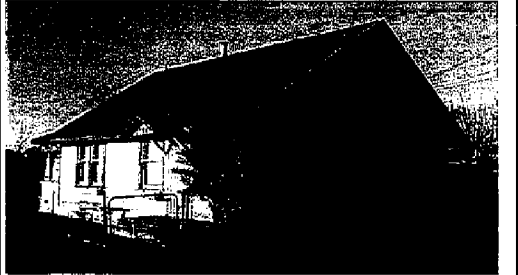

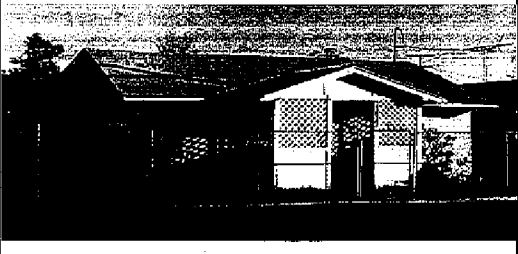

The architectural-historical surveys were conducted by Van Citters: Historic Preservation, LLC., in February 2002. Resumes of the survey team are delineated in Cultural Resource Attachment 4.






CULTURAL RESOURCES ATTACHMENT 1
SURVEY TABLE AND STRUCTURE PHOTOGRAPHS

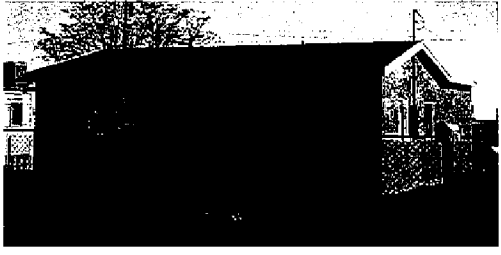




Photograph	Address	Plant Visibility Assessment
	27753 Adams	Less than 50 percent
	27806 Adams	Less than 50 percent
	27838 Adams	Less than 50 percent
	27888 Adams	Less than 50 percent
	27939 Adams	Less than 50 percent






Photograph	Address	Plant Visibility Assessment
	27946 Adams	Less than 50 percent
	27954 Adams	Less than 50 percent
	27956 Adams	Less than 50 percent
	27964 Adams	Less than 50 percent
	27967 Adams	Less than 50 percent




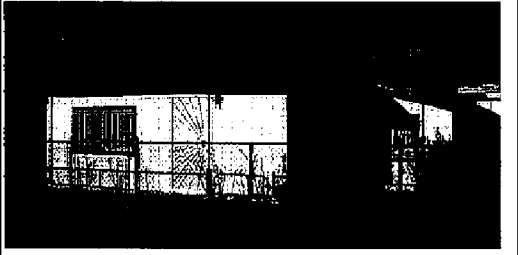

Photograph	Address	Plant Visibility Assessment
	25626 Antelope	More than 50 percent
	25646 Antelope	Less than 50 percent
	25764 Antelope	Less than 50 percent
	27546 Ethanac	Less than 50 percent
	27556 Ethanac	Less than 50 percent

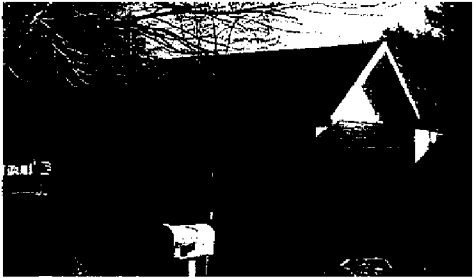

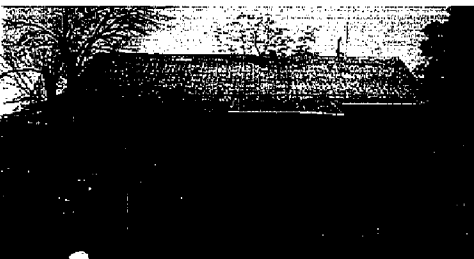

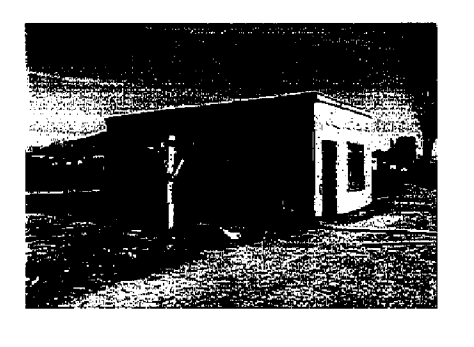
Photograph	Address	Plant Visibility Assessment
	27912 Ethanac	More than 50 percent
	27580 Matthews	More than 50 percent
	First	Less than 50 percent
	25822 Fourth	Less than 50 percent
	27534 Harrison	Less than 50 percent


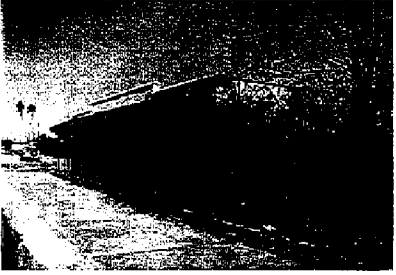



Photograph	Address	Plant Visibility Assessment
	27561 Harrison	Less than 50 percent
	27593 Harrison	Less than 50 percent
	27635 Jackson	Less than 50 percent
	27940 Jefferson	Less than 50 percent
	27946 Jefferson	Less than 50 percent






Photograph	Address	Plant Visibility Assessment
	27952 Jefferson	Less than 50 percent
	27987 Jefferson	Less than 50 percent
	27607 Monroe	More than 50 percent
	27658 Monroe	Less than 50 percent
	27666 Monroe	Less than 50 percent






Photograph	Address	Plant Visibility Assessment
	27727 Monroe	Less than 50 percent
	West of 27736 Monroe	Less than 50 percent
	27736 Monroe	Less than 50 percent
	27794 Monroe	Less than 50 percent
	27799 Monroe	Less than 50 percent


Photograph	Address	Plant Visibility Assessment
	27837 Monroe	Less than 50 percent
	27864 Monroe	Less than 50 percent
	27891 Monroe	Less than 50 percent
	27892 Monroe	Less than 50 percent
	27898 Monroe	Less than 50 percent

Photograph	Address	Plant Visibility Assessment
	27921 Monroe	Less than 50 percent
	27960 Monroe	Less than 50 percent
	27969 Monroe	More than 50 percent
	27985 Monroe	Less than 50 percent
	Matthews (East of 28080)	More than 50 percent

Photograph	Address	Plant Visibility Assessment
	Matthews Between 28080 and 28068	More than 50 percent
	27762 Matthews	More than 50 percent
	27776 Matthews	More than 50 percent
	27924 Matthews	More than 50 percent
	27980 Matthews	More than 50 percent

Photograph	Address	Plant Visibility Assessment
	28050 Matthews	More than 50 percent
	28062 Matthews	More than 50 percent
	28068 Matthews	More than 50 percent
	28080 Matthews	More than 50 percent
	28380 Matthews	More than 50 percent

Photograph	Address	Plant Visibility Assessment
	25632 Sherman	Less than 50 percent
	25694 Third	Less than 50 percent
	27895 A Third	Less than 50 percent
	27895 B Third	Less than 50 percent
		More than 50 percent

Photograph	Address	Plant Visibility Assessment
	27975 Washington	Less than 50 percent

CULTURAL RESOURCES ATTACHMENT 2
PRIMARY RECORD FORMS



PRIMARY RECORD

Primary No. _____

HRI No. _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4
P1. Other Identifier: _____ *Resource Name or #: (Assigned by recorder) 25626 Antelope Rd.

P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Riverside

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M. _____

c. Address 25626 Antelope Rd. City Romoland Zip 92585

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (Enter parcel #, directions to resource, elevation, etc., as appropriate) APN# 329-120-007-0

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Simple gable roof and gabled porch with asphalt shingle, wood fascia, eaves and square attic vent. Smooth stucco siding, paired porch posts with cross bracing, concrete porch floor, wood hollow core door behind security grille. Windows include true divided-lite wood (eight panes with flanking four-lite casements) with wood surrounds, 1/1 wood, and some fixed windows on north elevation.

P3b. Resource Attributes: (List relevant attributes and codes) HP2

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ Element of District ☐ Other (Isolates etc.)

P5a. Photograph or Drawing (see attached) (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #) View toward east, taken 2/11/02.

*P6. Date Constructed/Age and Sources: ☐ Prehistoric ☒ Historic ☐ Both 1923

*P7. Owner and Address: Oscar and Maria Morales
25626 Antelope Rd., Romoland, CA 92585

*P8. Recorded by: (Name, affiliation, and address) Karen Van Citters and Kristen Bisson
Van Citters: Historic Preservation, LLC

P9. Date Recorded: 2/11/02

P10. Survey Type: (Describe) ☐ Intensive ☒ Reconnaissance ☐ Other _____

P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☒ Photograph Record ☐ Other (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

Primary No. _____

Trinomial _____

HRI No. _____

B1. Property Name: 25626 Antelope Rd.

B2. Address 25626 Antelope Rd.

City Romoland County Riverside Zip 92585

B3. Original Use: Residential B4. Present Use: Residential

B5. Zoning: _____ B6. Threats: None

B7. Architectural Style: Vernacular

B8. Alterations and Date(s): Addition to rear (east).

B9. Moved? ☒ No ☐ Yes ☐ Unknown Original Location: _____
Date: _____

B10. Related Features:
None.

B11. Architect: Unknown Builder: Unknown

B12. Significance: Period of Significance 1920s Property Types Residence Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Romoland is significant under Criteria A for its late 19th century dairy and alfalfa farming, and early 20th century fig ranches. Named Romola Farms in 1925, the land was developed by the Pacific Mutual Life Insurance Company into four- to five-acre ranches for fig cultivation. Property is associated with early development of Romoland, has had minor alterations that don't affect the overall character and as such retains integrity. Property should be considered NRHP eligible for its association with the early development of Romoland.

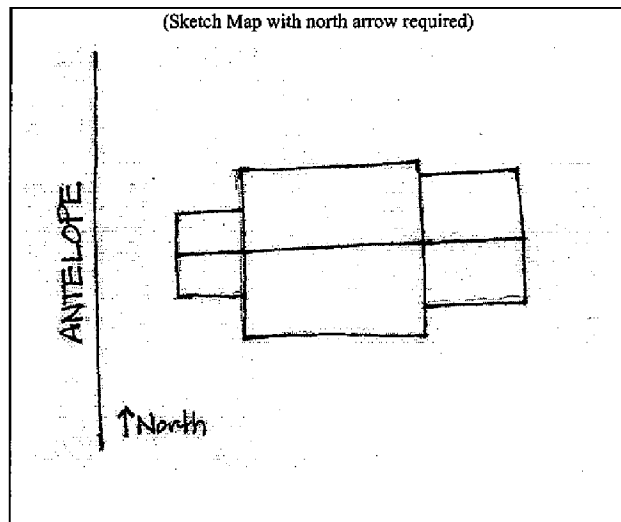
B13. Evaluator: KVC & KB

B14. Date of Evaluation: 2/11/02

B15. Sources:
Riverside County Records
1953 USGS Map
IEEC Project Maps

(This space reserved for official comments)

(Sketch Map with north arrow required)



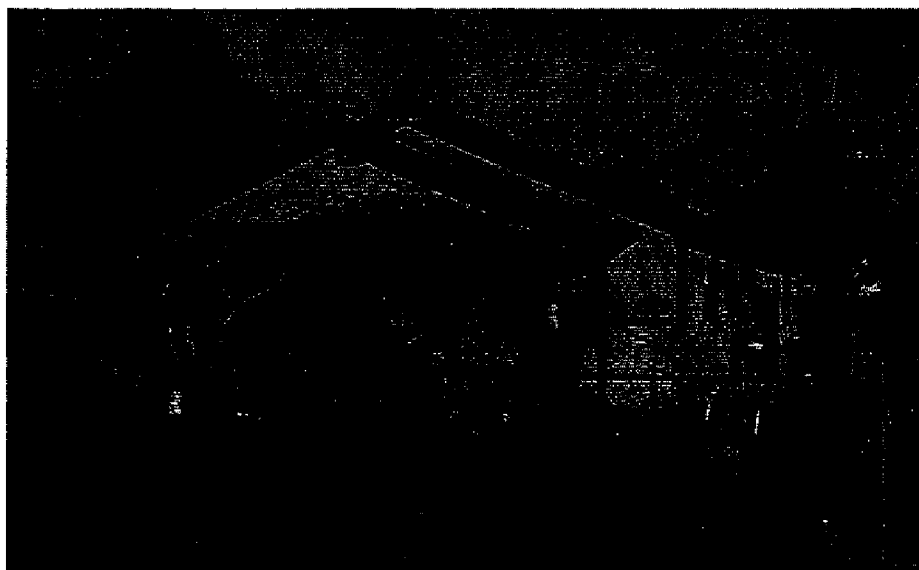


Van Citters:
Historic Preservation, LLC

PHOTOGRAPH

Page 3 of 4

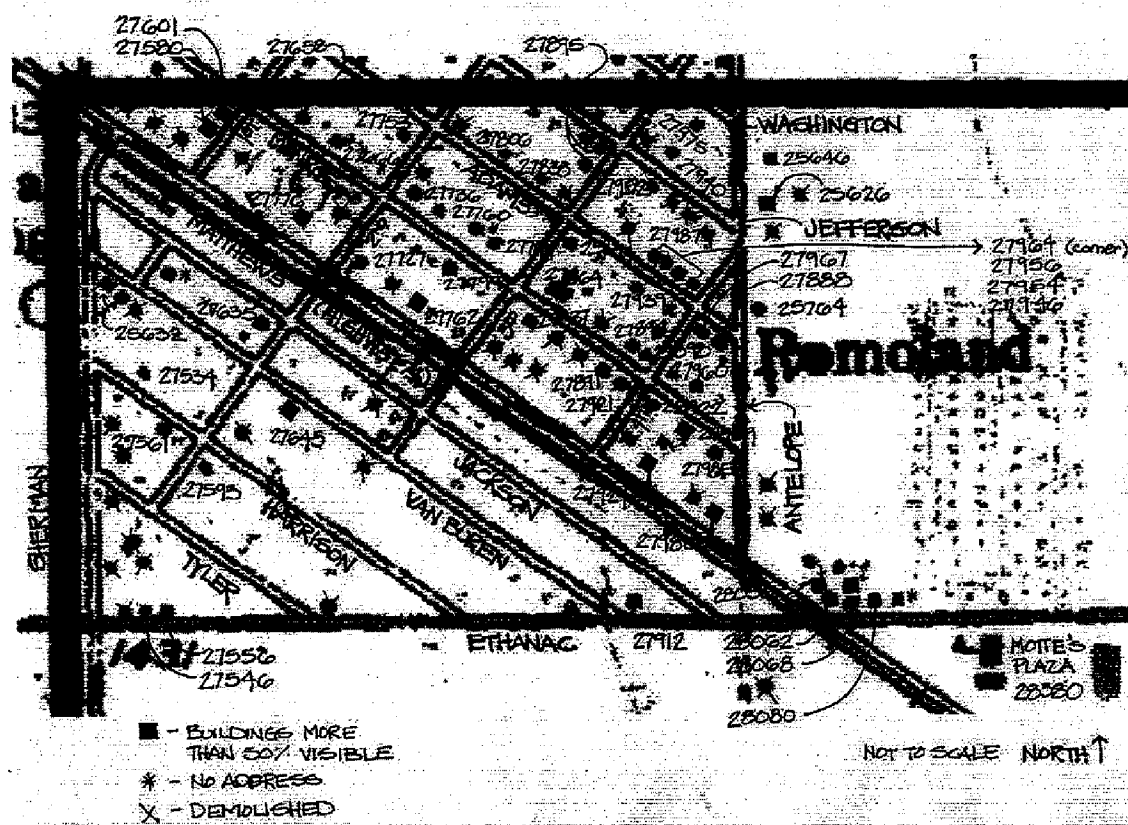
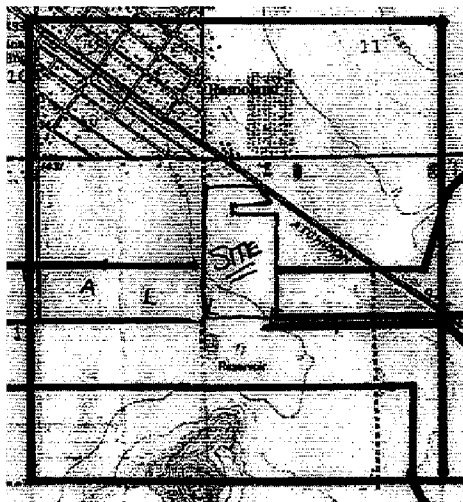
Primary No.:
Trinomial/HRI No.:
Resource Name or #:



25626 Antelope Rd.

Primary No.:
Trinomial/HRI No.:
Resource Name or #:

Page 4 of 4





PRIMARY RECORD

Primary No. _____

HRI No. _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 27580 Matthews

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Riverside

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ ¼ of _____ ¼ of Sec _____ ; _____ B.M.

c. Address 27580 Matthews City Romoland Zip 92585

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (Enter parcel #, directions to resource, elevation, etc., as appropriate) APN# 329-233-024-4

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Simple gable roof with asphalt shingles, eaves, square attic vent and fascia board, and small gable with brackets over the entrance. Hipped roof addition on west and garage on northwest corner. Bullnose wood clapboard siding with 1/1 double-hung wood windows, and concrete step at entrance. Door has security grille with metal screen.

P3b. Resource Attributes: (List relevant attributes and codes) HP2

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ Element of District ☐ Other (Isolates etc.)

P5a. Photograph or Drawing (see attached) (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #) View towards west, 2/11/02.

*P6. Date Constructed/Age and Sources: ☐ Prehistoric ☒ Historic ☐ Both 1944

*P7. Owner and Address: Susan Hill Nichols and Ricco Adrien Kirby
27580 Highway 74, Romoland, CA 92585

*P8. Recorded by: (Name, affiliation, and address) Karen Van Citters and Kristen Bisson
Van Citters: Historic Preservation, LLC

P9. Date Recorded: 2/11/02

P10. Survey Type: (Describe) ☐ Intensive ☒ Reconnaissance ☐
Other _____

P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☒ Photograph Record ☐ Other (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

Primary No. _____
Trinomial _____
HRI No. _____

B1. Property Name: 27580 Matthews
B2. Address 27580 Matthews
City Romoland County Riverside Zip 92585
B3. Original Use: Residential B4. Present Use: Residential
B5. Zoning: _____ B6. Threats: None
B7. Architectural Style: Vernacular
B8. Alterations and Date(s): New roof shingles; date unknown.

B9. Moved? ☒ No ☐ Yes ☐ Unknown Original Location: _____
Date: _____

B10. Related Features:
None

B11. Architect: Unknown Builder: Unknown

B12. Significance: Period of Significance 1920s Property Types Residence Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

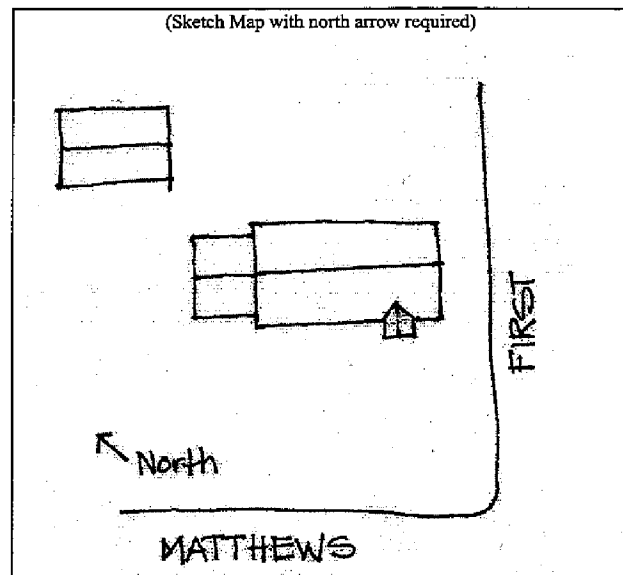
Property is not associated with the Period of Significance for Romoland (1920s) and as such should be considered not eligible for the NRHP.

B13. Evaluator: KVC & KB

B14. Date of Evaluation: 2/11/02

B15. Sources:
Riverside County Records
1953 USGS Map
IEEC Project Maps

(This space reserved for official comments)





Van Citters:
Historic Preservation, LLC

PHOTOGRAPH

Page 3 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:

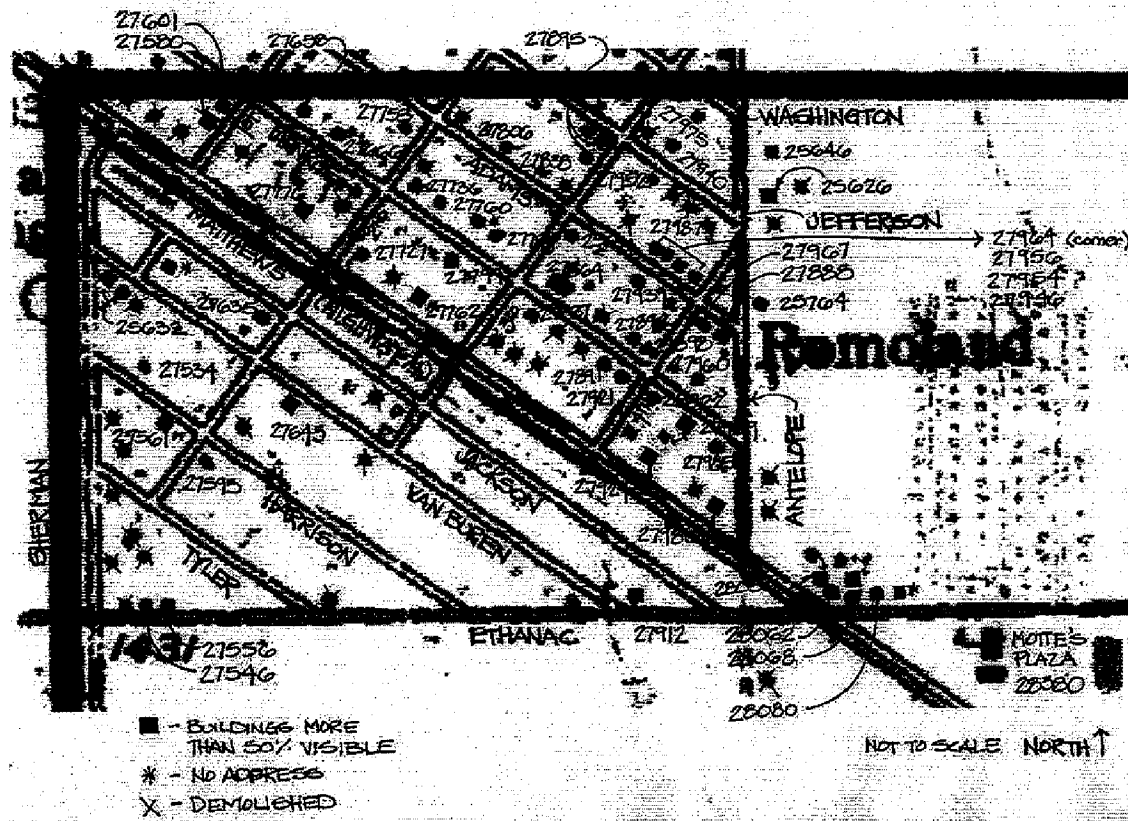
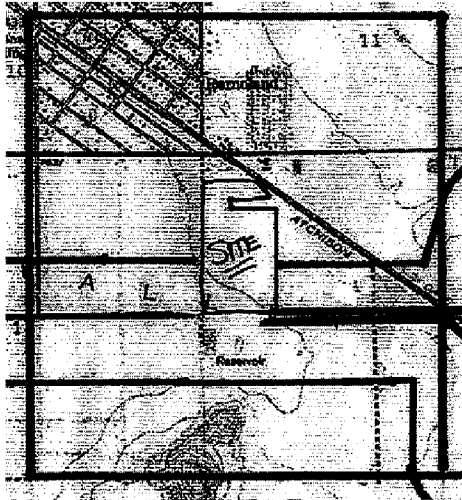


27580 Matthews

LOCATION MAP

Page 4 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:





Van Citters:
Historic Preservation, LLC

PRIMARY RECORD

Primary No. _____

HRI No. _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 27601 Monroe Ave.

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Riverside

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ ¼ of _____ ¼ of Sec _____ ; _____ B.M.

c. Address 27601 Monroe Ave. City Romoland Zip 92585

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (Enter parcel #, directions to resource, elevation, etc., as appropriate) APN# 329-233-001-3

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Hipped roof with intersecting gable, asphalt shingles, wood fascia. Shed roof porch with asphalt shingles, wood posts and concrete floor. Aluminum slider and aluminum 1/1 windows and door with security grille. Garage located to west, and carport to south of home.

P3b. Resource Attributes: (List relevant attributes and codes) HP2

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ Element of District ☐ Other (Isolates etc.)

P5a. Photograph or Drawing (see attached) (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #) View toward south, taken 2/12/02.

*P6. Date Constructed/Age and Sources: ☐ Prehistoric ☒ Historic ☐ Both 1944

*P7. Owner and Address: Juan and Ofelia Quiroz
P.O. Box 1545, Romoland, CA 92585

*P8. Recorded by: (Name, affiliation, and address) Karen Van Citters and Kristen Bisson
Van Citters: Historic Preservation, LLC

P9. Date Recorded: 2/11/02

P10. Survey Type: (Describe) ☐ Intensive ☒ Reconnaissance ☐ Other _____

P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☒ Photograph Record ☐ Other (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

Primary No. _____

Trinomial _____

HRI No. _____

B1. Property Name: 27601 Monroe Ave.

B2. Address 27601 Monroe Ave.

City Romoland County Riverside Zip 92585

B3. Original Use: Residential B4. Present Use: Residential

B5. Zoning: _____ B6. Threats: None

B7. Architectural Style: Vernacular

B8. Alterations and Date(s): Carport to south; connector to garage on west; aluminum windows and security grilles.

B9. Moved? ☒ No ☐ Yes ☐ Unknown Original Location: _____
Date: _____

B10. Related Features: Shed roof carport to south; garage on west.

B11. Architect: Unknown Builder: Unknown

B12. Significance: Period of Significance N/A Property Types Residence Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The additions, security grilles and window replacements have significantly altered the overall character and as such the property is recommended as not eligible for the NRHP.

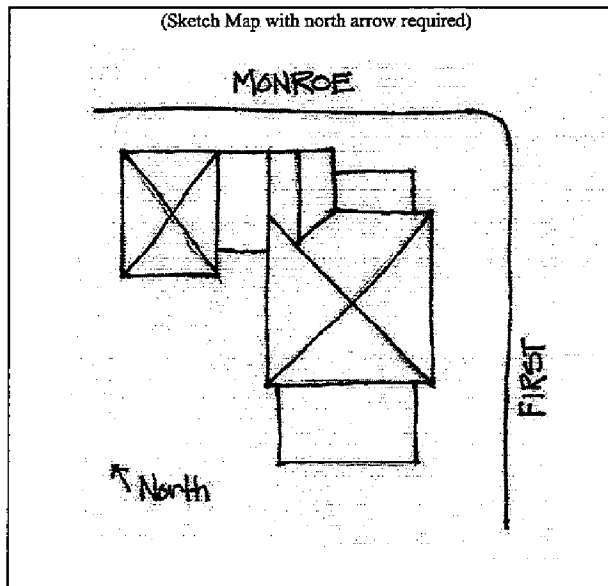
B13. Evaluator: KVC & KB

B14. Date of Evaluation: 2/11/02

B15. Sources:
Riverside County Records
1953 USGS Map
IEEC Project Maps

(This space reserved for official comments)

(Sketch Map with north arrow required)





Van Citters:
Historic Preservation, LLC

PHOTOGRAPH

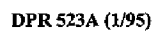
Page 3 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:



27601 Monroe Ave.

Page 4 of 4



*Required Information



Van Citters:
Historic Preservation, LLC

PRIMARY RECORD

Primary No. _____

HRI No. _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 27645 Van Buren Ave.

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Riverside

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ ¼ of _____ ¼ of Sec _____ ; _____ B.M.

c. Address 27645 Van Buren Ave. City Romoland Zip 92585

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (Enter parcel #, directions to resource, elevation, etc., as appropriate)

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Simple gable roof with asphalt shingles; square attic vents; metal pressed siding with brick imprint and cornerboards; shed entrance porch with asphalt shingle roof, wood posts and concrete floor. Wood 1/1 double hung windows and fixed single pane windows with wood surrounds.

P3b. Resource Attributes: (List relevant attributes and codes) HP2

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ Element of District ☐ Other (Isolates etc.)

P5a. Photograph or Drawing (see attached) (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #) View toward southeast; taken 2/12/02.

*P6. Date Constructed/Age and Sources: ☐ Prehistoric ☒ Historic ☐ Both Circa 1940s; date information unavailable from county records.

*P7. Owner and Address: Information unavailable.

*P8. Recorded by: (Name, affiliation, and address) Karen Van Citters and Kristen Bisson
Van Citters: Historic Preservation, LLC

P9. Date Recorded: 2/11/02

P10. Survey Type: (Describe) ☐ Intensive ☒ Reconnaissance ☐ Other _____

P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☒ Photograph Record ☐ Other (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

Primary No. _____
Trinomial _____
HRI No. _____

B1. Property Name: _____
B2. Address 27645 Van Buren Ave.
City Romoland County Riverside Zip 92585
B3. Original Use: Residential B4. Present Use: Residential
B5. Zoning: _____ B6. Threats: None
B7. Architectural Style: Vernacular
B8. Alterations and Date(s): Entrance porch and cooler; dates unknown.

B9. Moved? ☒ No ☐ Yes ☐ Unknown Original Location: _____
Date: _____
B10. Related Features:
None.

B11. Architect: Unknown Builder: Unknown
B12. Significance: Period of Significance 1940s Property Types Residential Applicable Criteria A

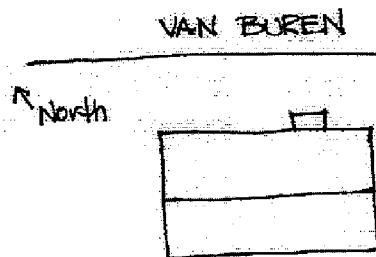
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Property is not associated with the Period of Significance for Romoland and as such it should be considered not eligible.

B13. Evaluator: KVC & KB
B14. Date of Evaluation: 2/11/02
B15. Sources:
Riverside County Records
1953 USGS Map
IEEC Project Maps

(This space reserved for official comments)

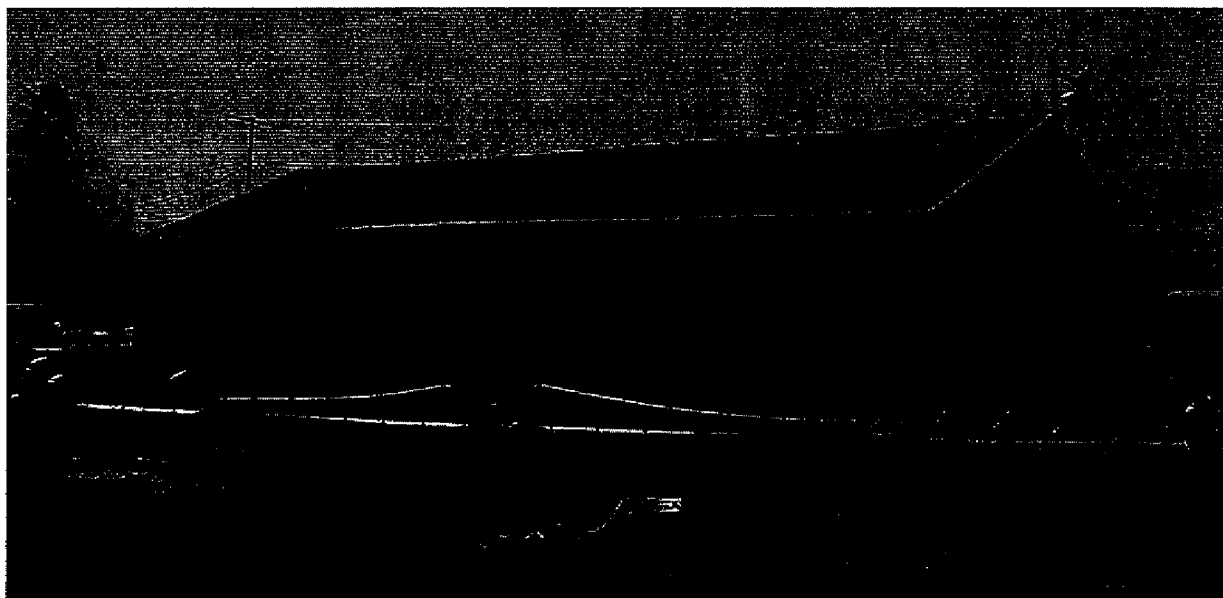
(Sketch Map with north arrow required)



PHOTOGRAPH

Page 3 of 3

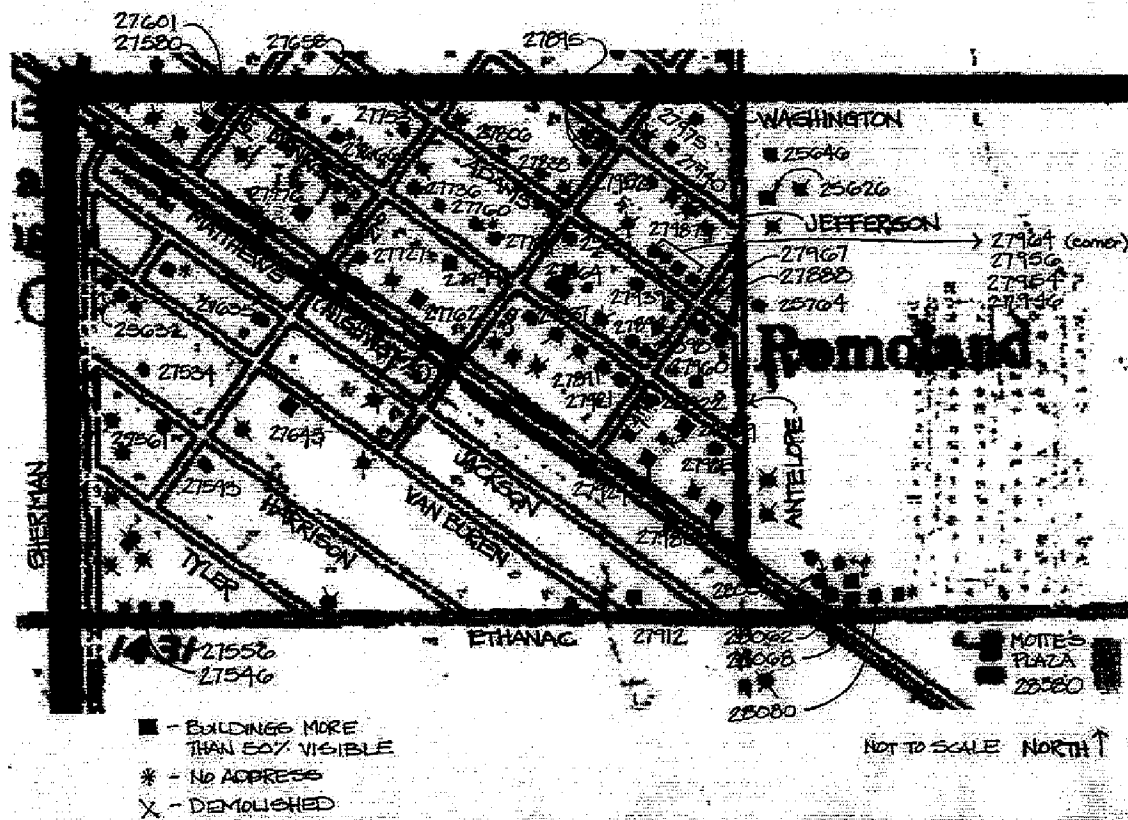
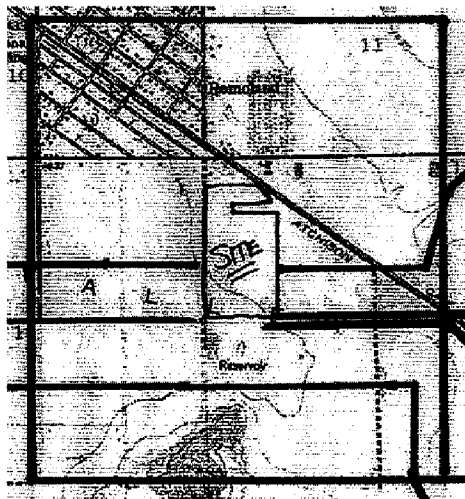
Primary No.:
Trinomial/HRI No.:
Resource Name or #:



27645 Van Buren Ave.

Primary No.:
Trinomial/HRI No.:
Resource Name or #:

Page 4 of 4





Van Citters:
Historic Preservation, LLC

PRIMARY RECORD

Primary No. _____

HRI No. _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 27762 Matthews

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Riverside

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M. _____

c. Address 27762 Matthews City Romoland Zip 92585

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (Enter parcel #, directions to resource, elevation, etc., as appropriate) APN# 329-171-027-6

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Flat roof with stepped parapet capped with clay tile; hipped clay tile porch roof with exposed rafters, wood posts and CMU tile floor; textured stucco; fixed large pane wood windows; security grilles and wood door with large glazing panel.

P3b. Resource Attributes: (List relevant attributes and codes) HP6

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ Element of District ☐ Other (Isolates etc.)

P5a. Photograph or Drawing (see attached) (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #) View toward west; taken 2/12/02.

*P6. Date Constructed/Age and Sources: ☐ Prehistoric ☒ Historic ☐ Both 1945

*P7. Owner and Address: Deborah Lechner
Horizon Realty, 6755 Mira Mesa, Bld. 123, San Diego, CA 92121

*P8. Recorded by: (Name, affiliation, and address) Karen Van Citters and Kristen Bisson
Van Citters: Historic Preservation, LLC

P9. Date Recorded: 2/11/02

P10. Survey Type: (Describe) ☐ Intensive ☒ Reconnaissance ☐ Other _____

P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☒ Photograph Record ☐ Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

Primary No. _____

Trinomial _____

HRI No. _____

B1. Property Name: 27762 Matthews

B2. Address 27762 Matthews

City Romoland County Riverside Zip 92585

B3. Original Use: Residential B4. Present Use: Commercial

B5. Zoning: _____ B6. Threats: None

B7. Architectural Style: Mediterranean

B8. Alterations and Date(s): Security grilles; date unknown.

B9. Moved? ☒ No ☐ Yes ☐ Unknown
Date: _____

Original Location: _____

B10. Related Features:
None.

B11. Architect: Unknown Builder: Unknown

B12. Significance: Period of Significance 1940s Property Types Commercial Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Property is not associated with the Period of Significance for Romoland and as such should be considered ineligible.

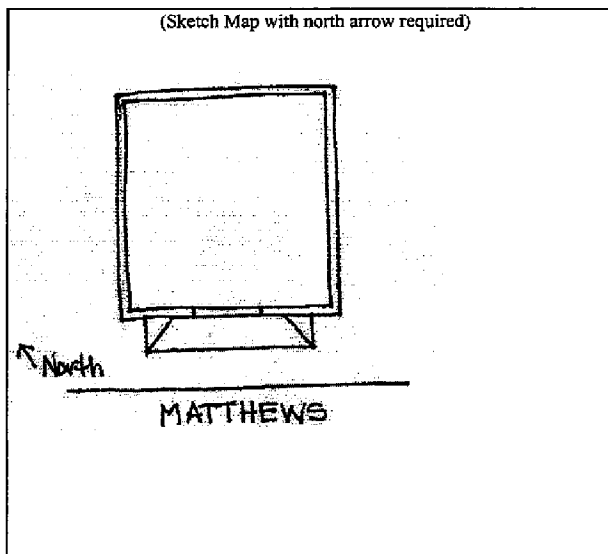
B13. Evaluator: KVC & KB

B14. Date of Evaluation: 2/11/02

B15. Sources:
Riverside County Records
1953 USGS Map
IEEC Project Maps

(This space reserved for official comments)

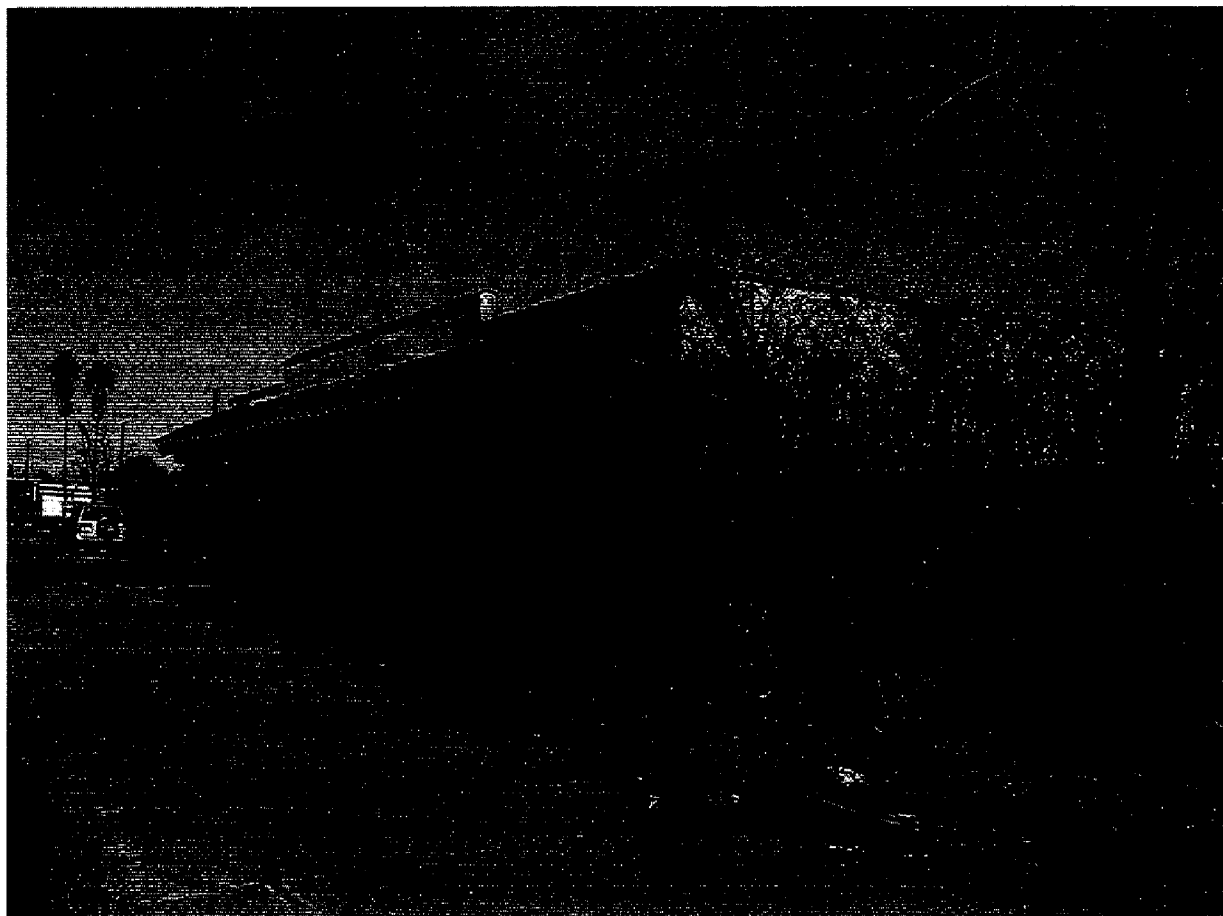
(Sketch Map with north arrow required)



PHOTOGRAPH

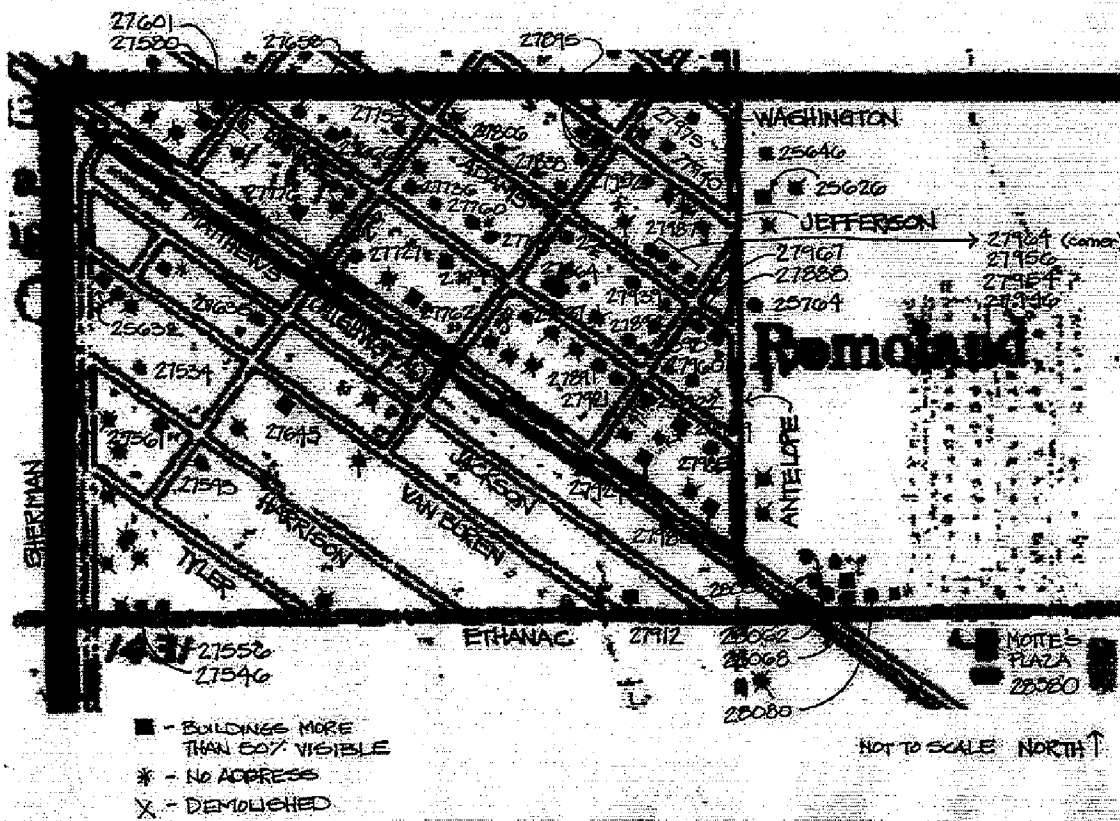
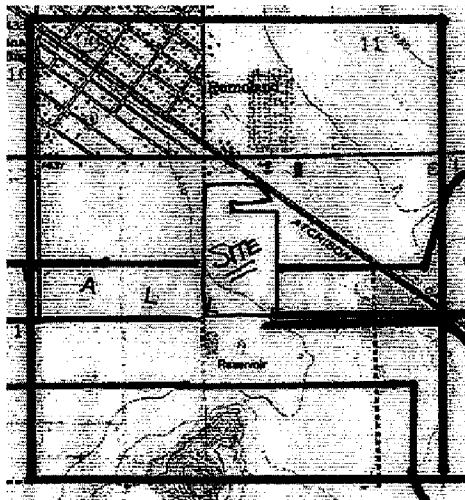
Page 3 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:



27762 Matthews

Page 4 of 4

Trinomial/HRI No.:**Resource Name or #:**



Van Citters:
Historic Preservation, LLC

PRIMARY RECORD

Primary No. _____

HRI No. _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page _____ of _____ *Resource Name or #: (Assigned by recorder) 27776 Matthews Rd.

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Riverside

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.

c. Address 27776 Matthews Rd. City Romoland Zip 92585

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (Enter parcel #, directions to resource, elevation, etc., as appropriate)

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Two buildings connected with slump block arch. Hipped roof with clipped gable, asphalt shingles and wood fascia board; textured stucco with slump block base; aluminum sliders and fixed windows. Arched entrance with paired aluminum doors and flanking rock piers on west building; wood panel door on east.

P3b. Resource Attributes: (List relevant attributes and codes) HP6

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ Element of District ☐ Other (Isolates etc.)

P5a. Photograph or Drawing (see attached) (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #) View toward north; taken 2/12/02.

*P6. Date Constructed/Age and Sources: ☐ Prehistoric ☒ Historic ☐ Both Circa 1940s; date information unavailable from county records.

*P7. Owner and Address: Information unavailable.

*P8. Recorded by: (Name, affiliation, and address) Karen Van Citters and Kristen Bisson
Van Citters: Historic Preservation, LLC

P9. Date Recorded: 2/11/02

P10. Survey Type: (Describe) ☐ Intensive ☒ Reconnaissance ☐ Other

P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☒ Photograph Record ☐ Other (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

Primary No. _____

Trinomial _____

HRI No. _____

B1. Property Name: _____

B2. Address 27776 Matthews

City Romoland County Riverside Zip 92585

B3. Original Use: Residential B4. Present Use: Residential

B5. Zoning: _____ B6. Threats: None

B7. Architectural Style: Vernacular

B8. Alterations and Date(s): Windows, slump block; rock piers; doors. Dates unknown.

B9. Moved? ☒ No ☐ Yes ☐ Unknown Original Location: _____
Date: _____

B10. Related Features:
None.

B11. Architect: Unknown Builder: Unknown

B12. Significance: Period of Significance N/A Property Types Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Alterations to property have caused a significant loss of architectural integrity and as such this property should be considered ineligible.

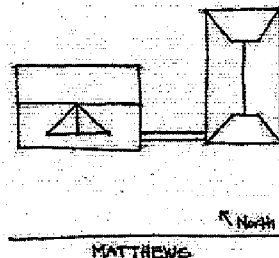
B13. Evaluator: KVC & KB

B14. Date of Evaluation: 2/11/02

B15. Sources:
Riverside County Records
1953 USGS Map
IEEC Project Maps

(This space reserved for official comments)

(Sketch Map with north arrow required)





Van Citters:
Historic Preservation, LLC

PHOTOGRAPH

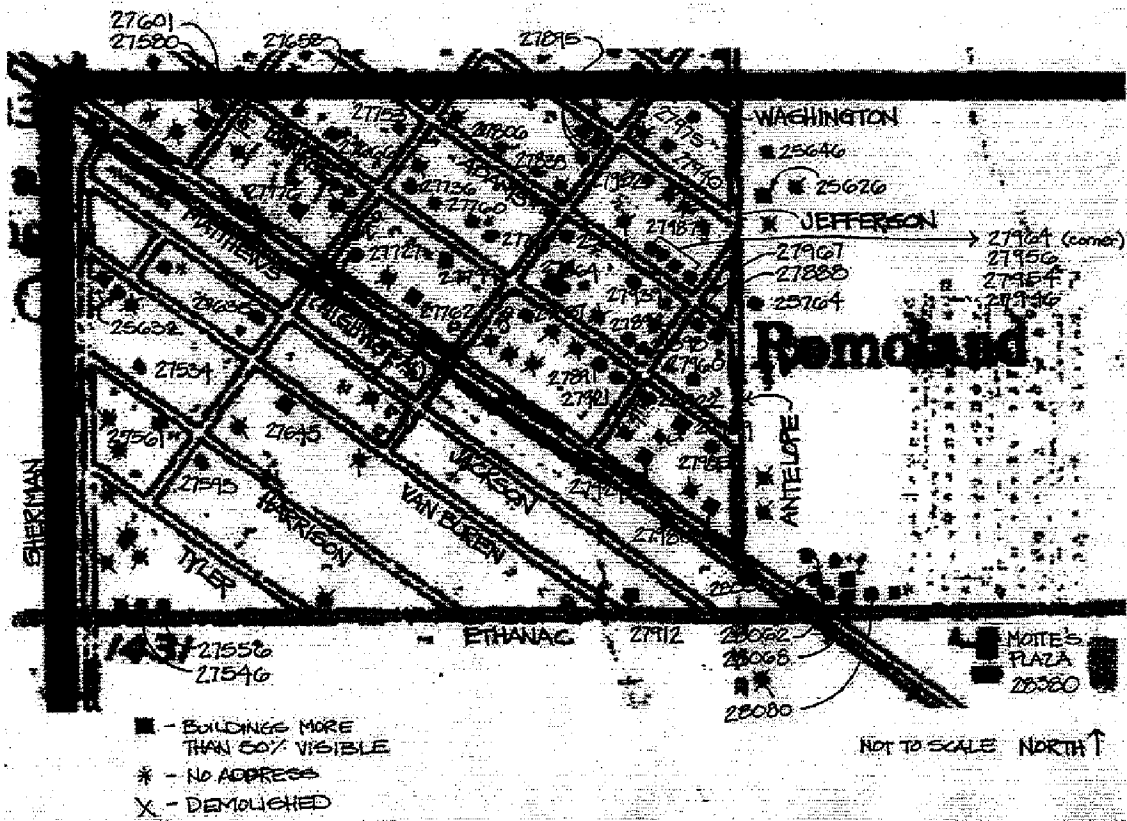
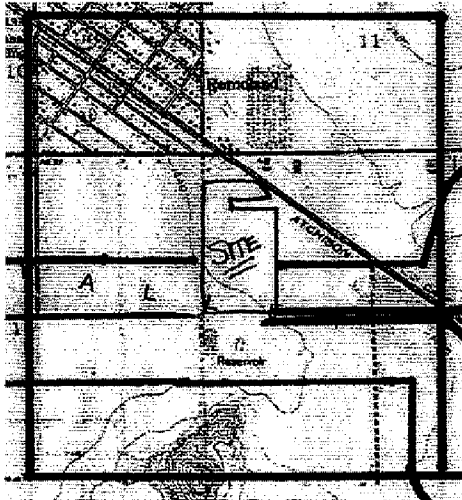
Page 3 of 3

Primary No.:
Trinomial/HRI No.:
Resource Name or #:



27776 Highway 74

Primary No.:
Trinomial/HRI No.:
Resource Name or #:



PRIMARY RECORD

Primary No. _____

HRI No. _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 27912 Ethanac Rd.

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Riverside

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M. _____

c. Address 27912 Ethanac Rd. City Romoland Zip 92585

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (Enter parcel #, directions to resource, elevation, etc., as appropriate) APN# 329-142-009-0

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Intersecting gables and shed roofs with asphalt shingles, eaves and fascia boards; bullnose wood clapboard siding with cornerboards; 8/8 double-hung wood windows with wood surrounds; aluminum sliders and wood fixed windows with wood surrounds; metal window awnings; hollow core door with security grille. A gable roof garage with clapboard siding and cornerboards is located north of home.

P3b. Resource Attributes: (List relevant attributes and codes) HP2

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ Element of District ☐ Other (Isolates etc.)

P5a. Photograph or Drawing (see attached) (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #) View toward north; taken 2/12/02

*P6. Date Constructed/Age and Sources: ☐ Prehistoric ☒ Historic ☐ Both 1936

*P7. Owner and Address: Russell Alan and Wendy Morris
P.O. Box 1131, Romoland, CA 92585

*P8. Recorded by: (Name, affiliation, and address) Karen Van Citters and Kristen Bisson
Van Citters: Historic Preservation, LLC

P9. Date Recorded: 2/11/02

P10. Survey Type: (Describe) ☐ Intensive ☒ Reconnaissance ☐ Other _____

P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☒ Photograph Record ☐ Other (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

Primary No. _____
Trinomial _____
HRI No. _____

B1. Property Name: 27912 Ethanac Rd.

B2. Address 27912 Ethanac Rd.
City Romoland County Riverside Zip 92585

B3. Original Use: Residential B4. Present Use: Residential

B5. Zoning: _____ B6. Threats: None

B7. Architectural Style: Vernacular

B8. Alterations and Date(s): Many additions; carport; aluminum windows; security grilles.

B9. Moved? ☒ No ☐ Yes ☐ Unknown Original Location: _____
Date: _____

B10. Related Features:
None.

B11. Architect: Unknown Builder: Unknown

B12. Significance: Period of Significance N/A Property Types Residence Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The numerous additions, carport linking house to garage, replacement windows and security grilles have significantly altered the overall character and as such the property is recommended as not eligible for the NRHP.

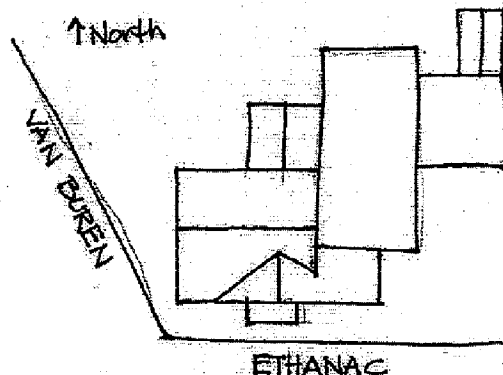
B13. Evaluator: KVC & KB

B14. Date of Evaluation: 2/11/02

B15. Sources:
Riverside County Records
1953 USGS Map
IEEC Project Maps

(This space reserved for official comments)

(Sketch Map with north arrow required)





Van Citters:
Historic Preservation, LLC

PHOTOGRAPH

Page 3 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:

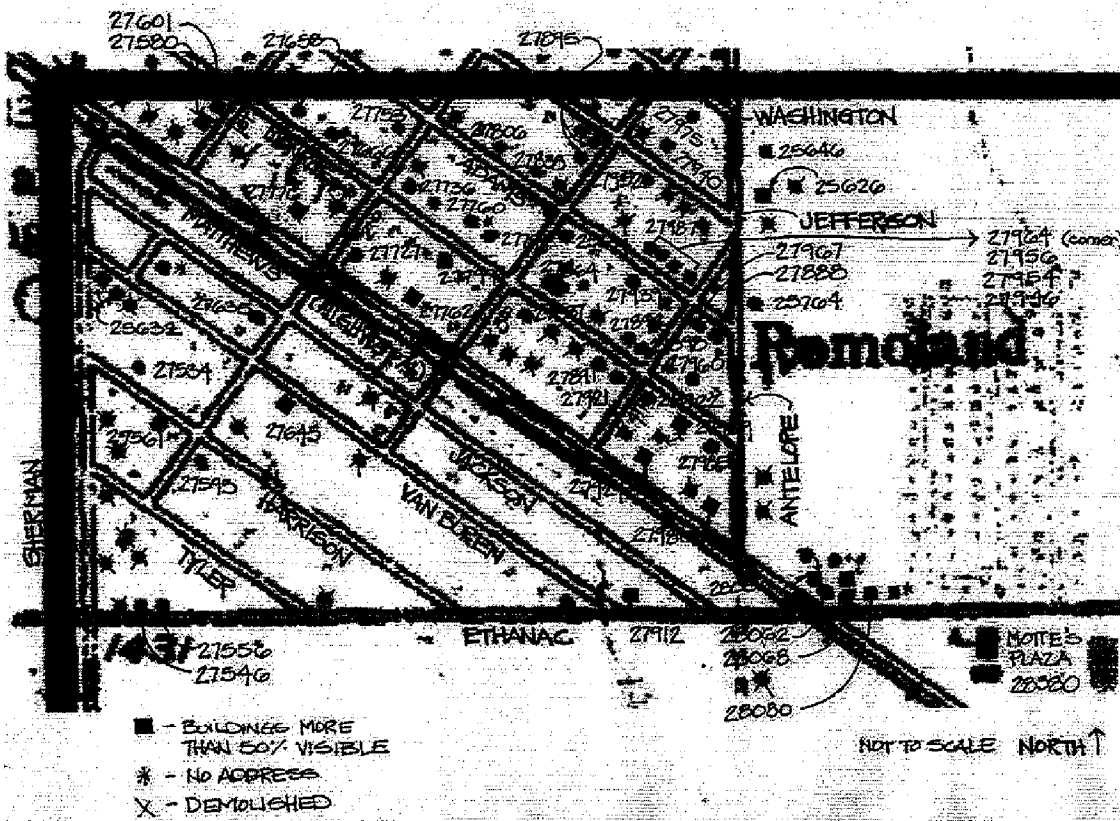
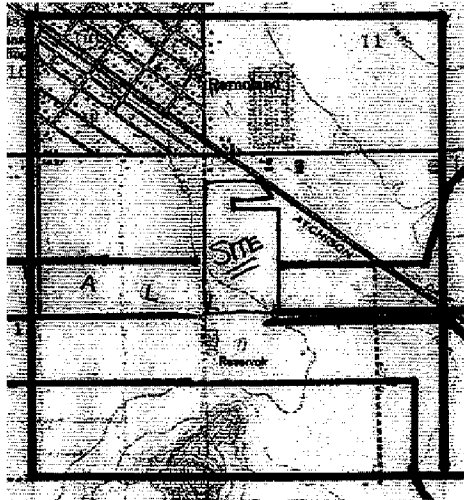


27912 Ethanac Rd.

LOCATION MAP

Page 4 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:



PRIMARY RECORD

Primary No. _____

HRI No. _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 27924 Matthews

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Riverside

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ ¼ of _____ ¼ of Sec _____ ; _____ B.M.

c. Address 27924 Matthews City Romoland Zip 92585

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (Enter parcel #, directions to resource, elevation, etc., as appropriate) APN# 329-132-013-2

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Simple gable roof with rolled roofing, shed roof to east and fascia board; smooth stucco; wood post porch under gable roof; aluminum sliders and metal 6/6/single hung windows; hollow core door and metal security grilles.

P3b. Resource Attributes: (List relevant attributes and codes) HP6

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ Element of District ☐ Other (Isolates etc.)

P5a. Photograph or Drawing (see attached) (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #) View toward north; taken 2/12/02.

*P6. Date Constructed/Age and Sources: ☐ Prehistoric ☒ Historic ☐ Both 1923

*P7. Owner and Address: Clementina Rubalcava
26450 Dawson Rd., Romoland, CA 92585

*P8. Recorded by: (Name, affiliation, and address) Karen Van Citters and Kristen Bisson
Van Citters: Historic Preservation, LLC

P9. Date Recorded: 2/11/02

P10. Survey Type: (Describe) ☐ Intensive ☒ Reconnaissance ☐
Other _____

P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☒ Photograph Record ☐ Other (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

Primary No. _____

Trinomial _____

HRI No. _____

B1. Property Name: 27924 Matthews

B2. Address 27924 Matthews

City Romoland County Riverside Zip 92585

B3. Original Use: Residential B4. Present Use: Commercial (J&J Auto Repair Shop)

B5. Zoning: _____ B6. Threats: None

B7. Architectural Style: Vernacular

B8. Alterations and Date(s): Replacement windows; security grilles.

B9. Moved? ☒ No ☐ Yes ☐ Unknown
Date: _____

Original Location: _____

B10. Related Features:
None.

B11. Architect: Unknown Builder: Unknown

B12. Significance: Period of Significance N/A Property Types Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Replacement doors, windows and security grilles have altered the overall architectural integrity and as such, this property is recommended not eligible for the NRHP.

B13. Evaluator: KVC & KB

B14. Date of Evaluation: 2/11/02

B15. Sources:
Riverside County Records
1953 USGS Map
IEEC Project Maps

(This space reserved for official comments)

(Sketch Map with north arrow required)



North

MATTHEWS



Van Citters:
Historic Preservation, LLC

PHOTOGRAPH

Page 3 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:

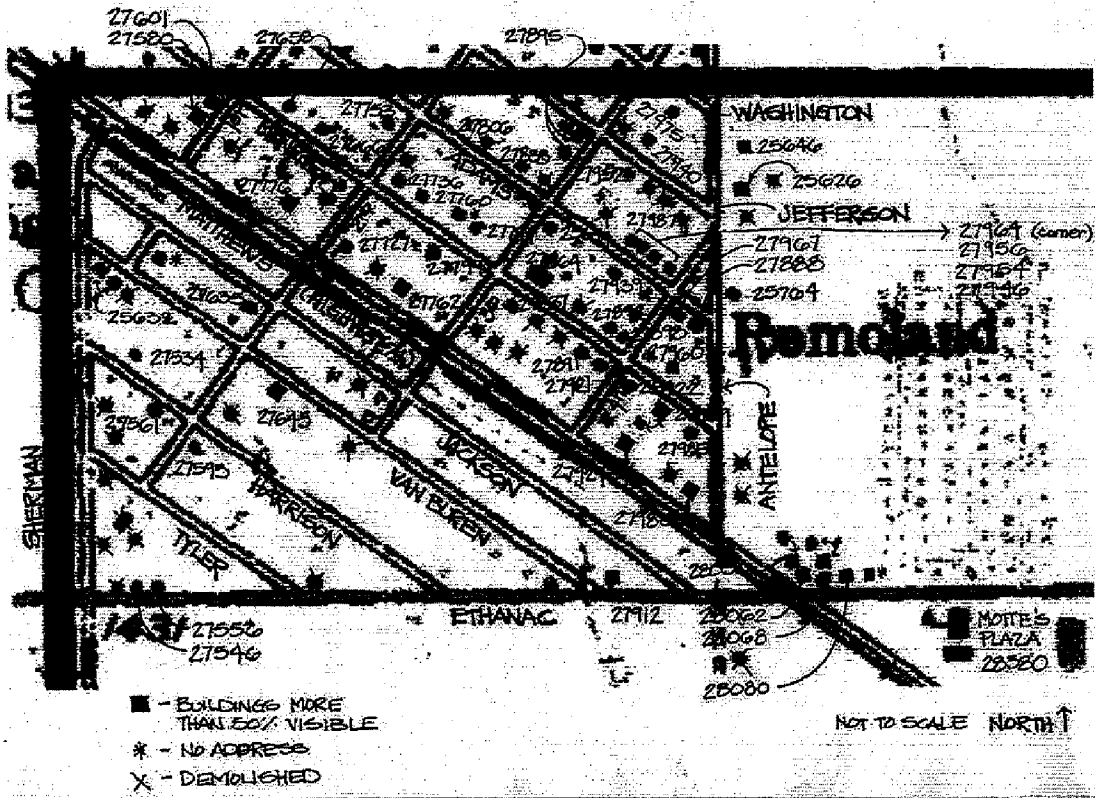
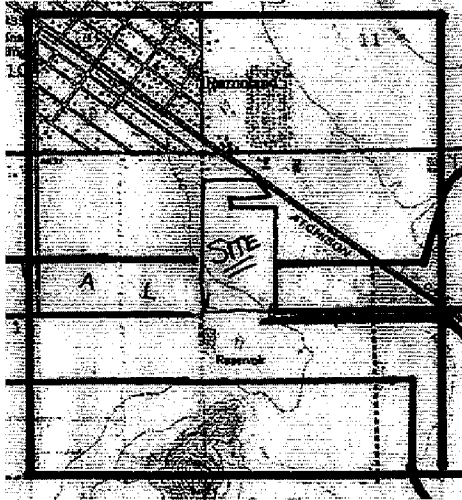


27924 Matthews

LOCATION MAP

Page 4 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:





Van Citters:
Historic Preservation, LLC

PRIMARY RECORD

Primary No. _____

HRI No. _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 27969 Monroe Ave.

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Riverside

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ ¼ of _____ ¼ of Sec _____ ; _____ B.M.

c. Address 27969 Monroe Ave. City Romoland Zip 92585

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (Enter parcel #, directions to resource, elevation, etc., as appropriate) APN# 329-132-005-5

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Simple gable roof, shed roof porch and shed roof extension to south with asphalt shingles and exposed rafters; wood clapboard siding with cornerboards; wood 1/1 double-hung windows with wood surrounds flanked by decorative "shutters"; wood fixed and slider windows; wood panel door with wood surround. Wood porch posts are 4 x 4 with railing.

P3b. Resource Attributes: (List relevant attributes and codes) HP2

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ Element of District ☐ Other (Isolates etc.)

P5a. Photograph or Drawing (see attached) (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #) View toward south; taken 2/12/02

*P6. Date Constructed/Age and Sources: ☐ Prehistoric ☒ Historic ☐ Both 1944

*P7. Owner and Address: Hope Mendoza
27969 Monroe Ave., Romoland, CA 92585

*P8. Recorded by: (Name, affiliation, and address) Karen Van Citters and Kristen Bisson
Van Citters: Historic Preservation, LLC

P9. Date Recorded: 2/11/02

P10. Survey Type: (Describe) ☐ Intensive ☒ Reconnaissance ☐ Other _____

P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☒ Photograph Record ☐ Other (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

Primary No. _____

Trinomial _____

HRI No. _____

B1. Property Name: 27969 Monroe Ave.

B2. Address 27969 Monroe Ave.

City Romoland County Riverside Zip 92585

B3. Original Use: Residential B4. Present Use: Residential

B5. Zoning: _____ B6. Threats: None

B7. Architectural Style: Vernacular

B8. Alterations and Date(s): Addition of screen door; new asphalt shingles – date unknown.

B9. Moved? ☒ No ☐ Yes ☐ Unknown
Date: _____

Original Location: _____

B10. Related Features:
None.

B11. Architect: Unknown Builder: Unknown

B12. Significance: Period of Significance 1940s Property Types Residence Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Property was constructed after the Period of Significance for Romoland (1920s) and as such it should be considered not eligible to the NRHP.

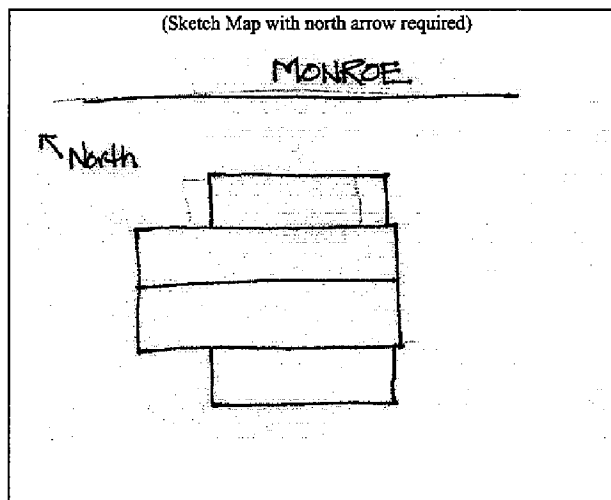
B13. Evaluator: KVC & KB

B14. Date of Evaluation: 2/11/02

B15. Sources:
Riverside County Records
1953 USGS Map
IEEC Project Maps

(This space reserved for official comments)

(Sketch Map with north arrow required)



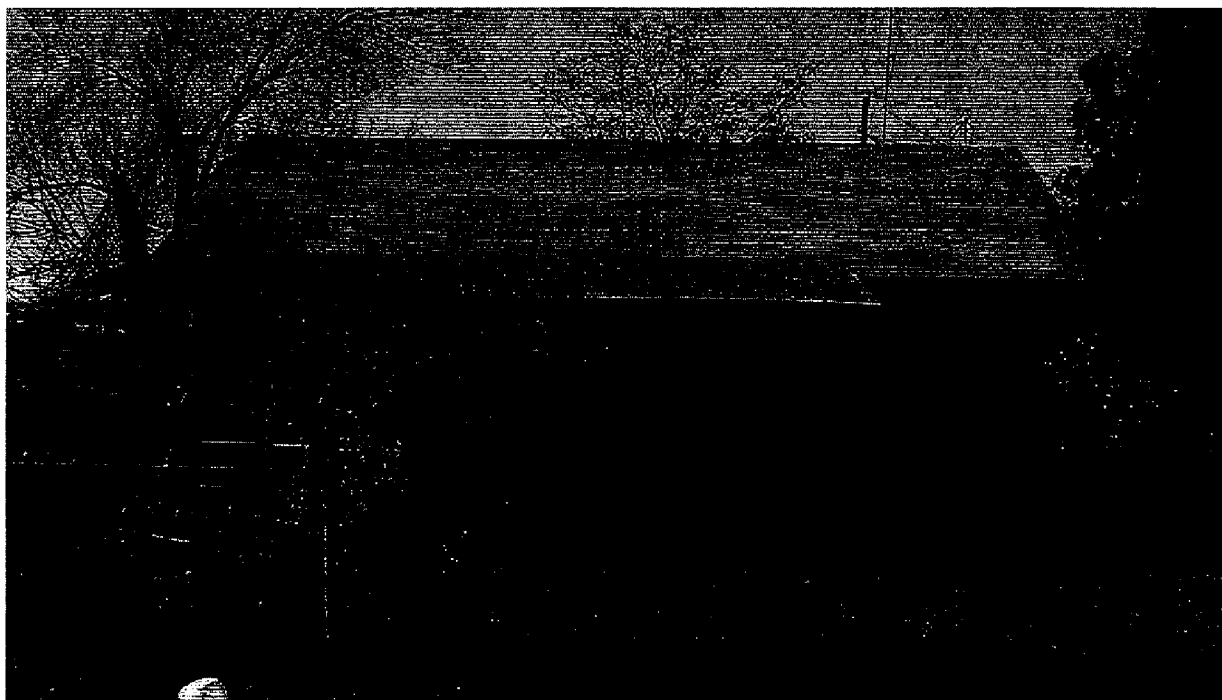


Van Citters:
Historic Preservation, LLC

PHOTOGRAPH

Page 3 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:

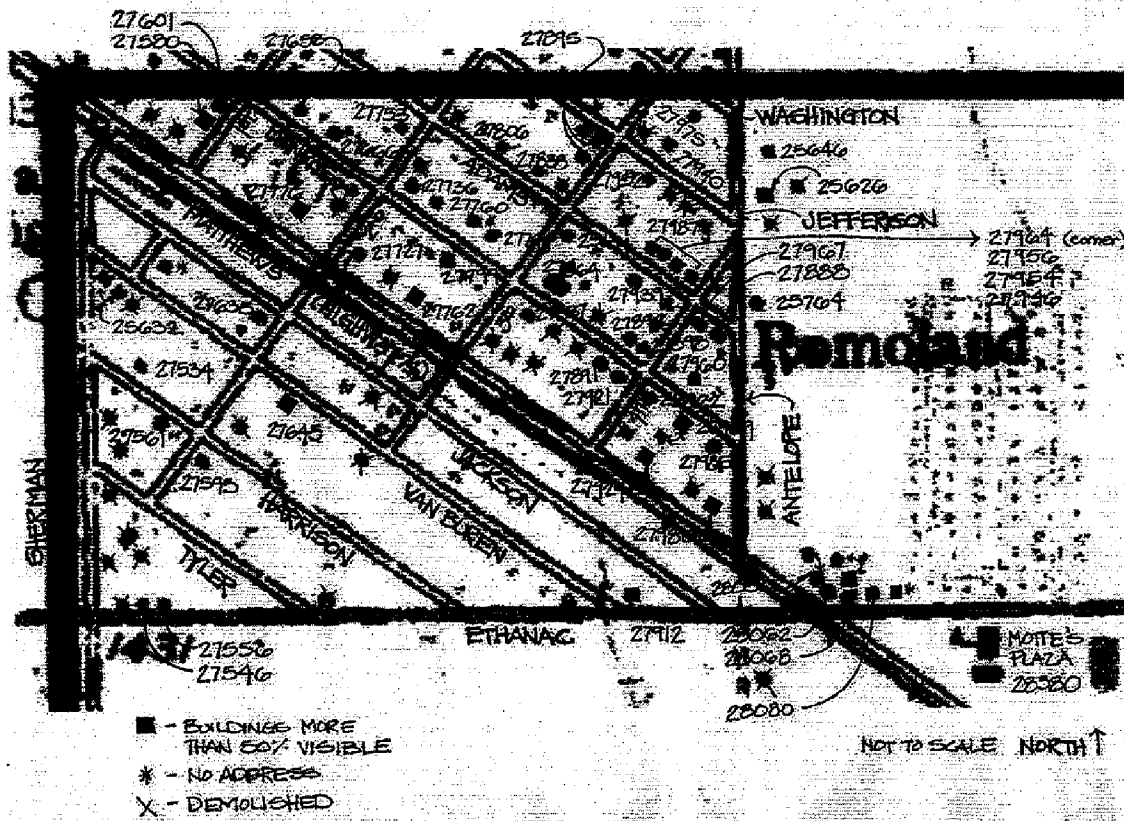
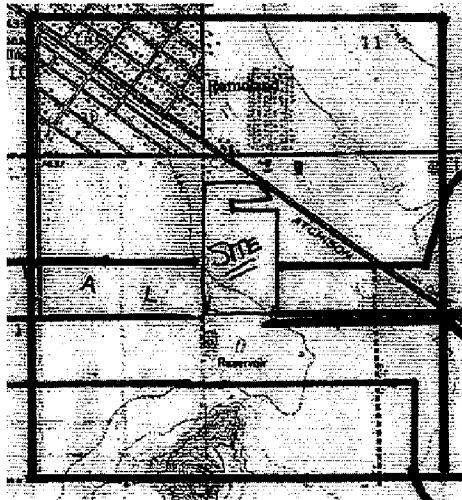


27969 Monroe Ave.

LOCATION MAP

Page 4 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:





Van Citters:
Historic Preservation, LLC

PRIMARY RECORD

Primary No. _____

HRI No. _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 28050 Matthews Rd.

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Riverside

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ ¼ of _____ ¼ of Sec _____ ; _____ B.M.

c. Address 28050 Matthews Rd. City Romoland Zip 92585

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (Enter parcel #, directions to resource, elevation, etc., as appropriate) APN# 329-120-018-0

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Hipped roof with clipped gable, rolled roofing with fascia board; gable roof with brackets at entrance; smooth stucco; 1/1 wood windows with small wood surround; replacement door.

P3b. Resource Attributes: (List relevant attributes and codes) HP2

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ Element of District ☐ Other (Isolates etc.)

P5a. Photograph or Drawing (see attached) (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #) View northeast; 2/13/02

*P6. Date Constructed/Age and Sources: ☐ Prehistoric ☒ Historic ☐ Both 1923

*P7. Owner and Address: Barr Robinson Enterprises
5066 San Joaquin Dr., San Diego, CA 92109

*P8. Recorded by: (Name, affiliation, and address) Karen Van Citters and Kristen Bisson
Van Citters: Historic Preservation, LLC

P9. Date Recorded: 2/11/02

P10. Survey Type: (Describe) ☐ Intensive ☒ Reconnaissance ☐ Other _____

P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☒ Photograph Record ☐ Other (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

Primary No. _____

Trinomial _____

HRI No. _____

B1. Property Name: 28050 Matthews Rd.

B2. Address 28050 Matthews Rd.

City Romoland County Riverside Zip 92585

B3. Original Use: Residential

B4. Present Use: Residential

B5. Zoning: _____ B6. Threats: None

B7. Architectural Style: Vernacular

B8. Alterations and Date(s): Rolled roofing; date unknown.

B9. Moved? ☒ No ☐ Yes ☐ Unknown
Date: _____

Original Location: _____

B10. Related Features:

Garage

B11. Architect: Unknown

Builder: Unknown

B12. Significance: Period of Significance 1920s

Property
Types

Residence

Applicable
Criteria

A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Romoland is significant under Criteria A for its late 19th century dairy and alfalfa farming, and early 20th century fig ranches. Named Romola Farms in 1925, the land was developed by the Pacific Mutual Life Insurance Company into four- to five-acre ranches for fig cultivation. Property is associated with early development of Romoland, has had a roofing material change but retains its overall integrity. The property should be considered eligible for its association with the early development of Romoland.

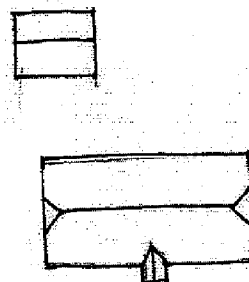
B13. Evaluator: KVC & KB

B14. Date of
Evaluation: 2/11/02

B15. Sources:
Riverside County Records
1953 USGS Map
IEEC Project Maps

(This space reserved for official comments)

(Sketch Map with north arrow required)



PHOTOGRAPH

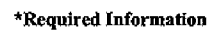
Page 3 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:



28050 Highway 74

Page 4 of 4





Van Citters:
Historic Preservation, LLC

PRIMARY RECORD

Primary No. _____

HRI No. _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 28062 Matthews

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Riverside

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ ¼ of _____ ¼ of Sec _____ ; _____ B.M.

c. Address 28062 Matthews City Romoland Zip 92585

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (Enter parcel #, directions to resource, elevation, etc., as appropriate) APN# 329-120-018-0

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Flat roof with parapet; square wood roof vents; stucco walls; brick and wood window storefront; wood windows covered with corrugated fiberglass; metal awning across top of storefront and wood plank door.

P3b. Resource Attributes: (List relevant attributes and codes) HP2

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ Element of District ☐ Other (Isolates etc.)

P5a. Photograph or Drawing (see attached) (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #) View toward west; taken 2/12/02.

*P6. Date Constructed/Age and Sources: ☐ Prehistoric ☒ Historic ☐ Both 1923

*P7. Owner and Address: Barr Robinson Enterprises
5066 San Joaquin Dr., San Diego, CA 92109

Recorded by: (Name, affiliation, and address) Karen Van Citters and Kristen Bisson
Van Citters: Historic Preservation, LLC

P9. Date Recorded: 2/11/02

P10. Survey Type: (Describe) ☐ Intensive ☒ Reconnaissance ☐
Other _____

P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☒ Photograph Record ☐ Other (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

Primary No. _____
Trinomial _____
HRI No. _____

B1. Property Name: 28062 Matthews

B2. Address 28062 Matthews
City Romoland County Riverside Zip 92585

B3. Original Use: Residential B4. Present Use: Residential

B5. Zoning: _____ B6. Threats: None

B7. Architectural Style: Vernacular

B8. Alterations and Date(s): Brick front and corrugated fiberglass added at same time; date unknown.

B9. Moved? ☒ No ☐ Yes ☐ Unknown Original Location: _____
Date: _____

B10. Related Features:
Clipped gable outbuilding.

B11. Architect: Unknown Builder: Unknown

B12. Significance: Period of Significance N/A Property Types Commercial Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

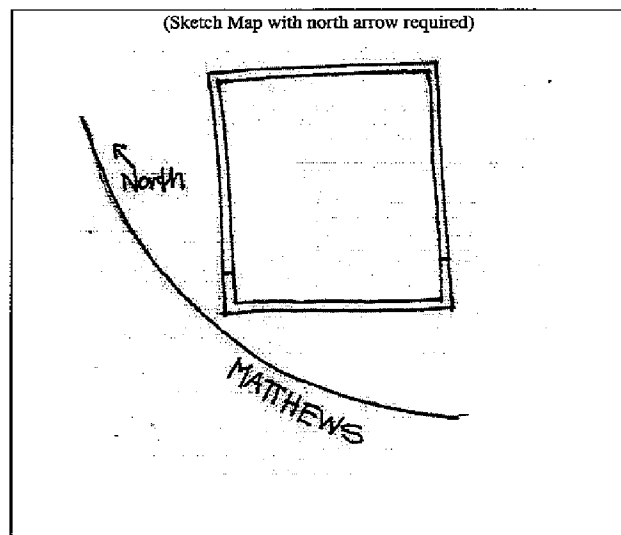
Brick storefront and awning detract significantly from the overall character and as such the property should not be considered eligible for the NRHP.

B13. Evaluator: KVC & KB

B14. Date of Evaluation: 2/11/02

B15. Sources:
Riverside County Records
1953 USGS Map
IEEC Project Maps

(This space reserved for official comments)



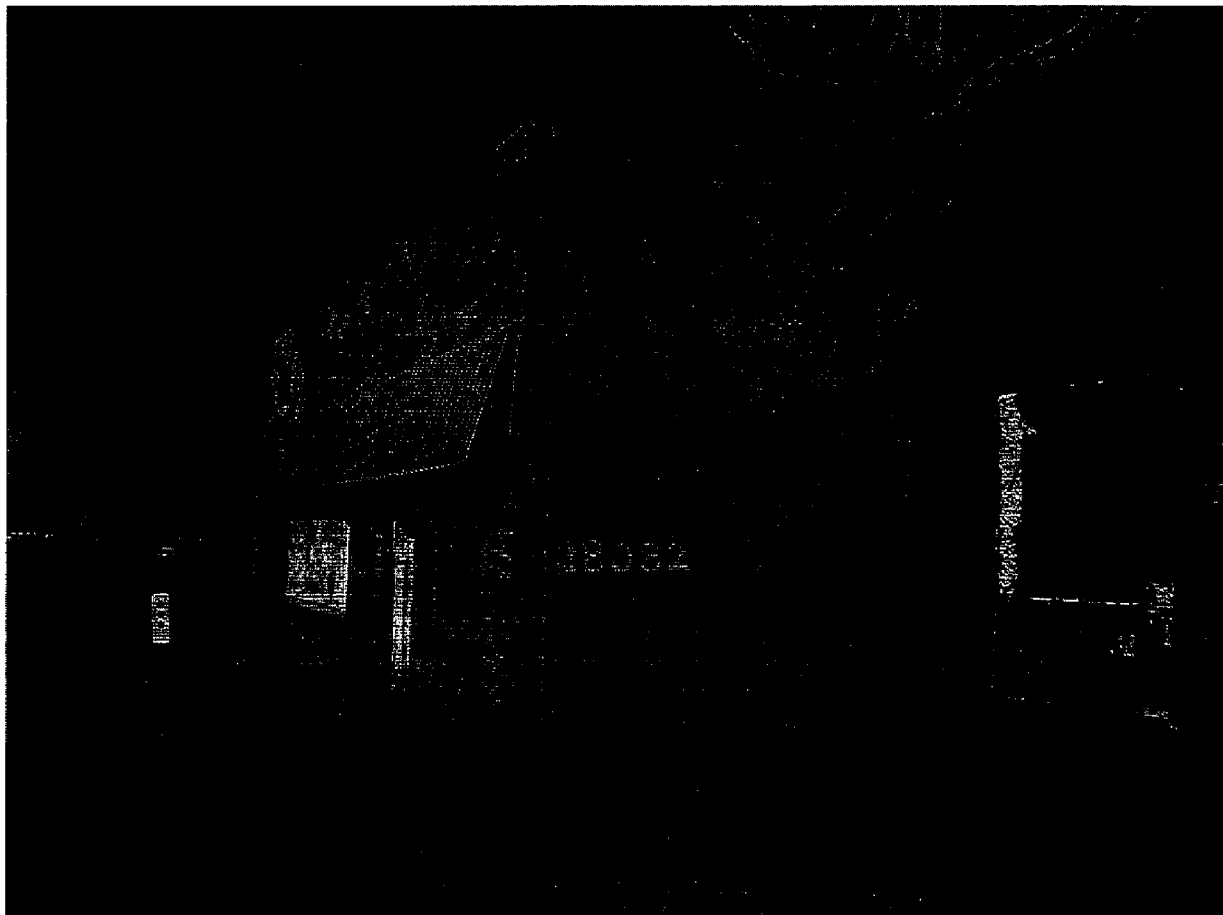


Van Citters:
Historic Preservation, LLC

PHOTOGRAPH

Page 3 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:

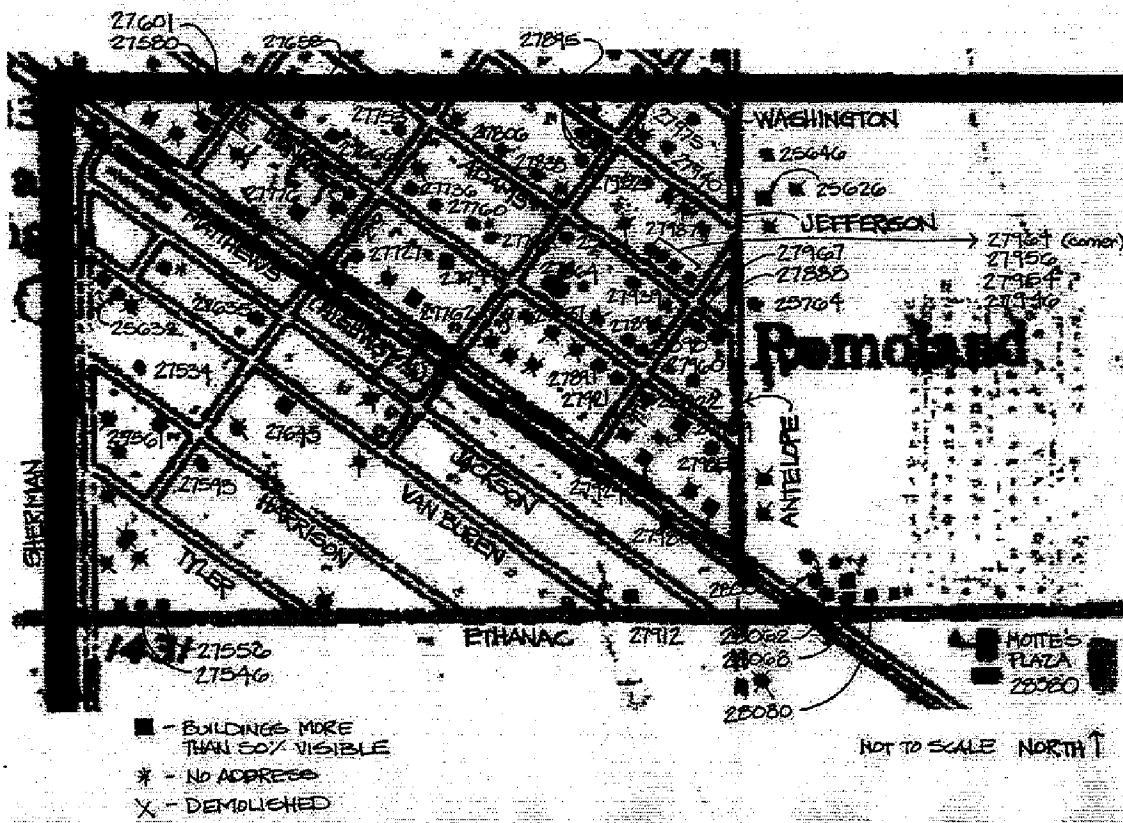
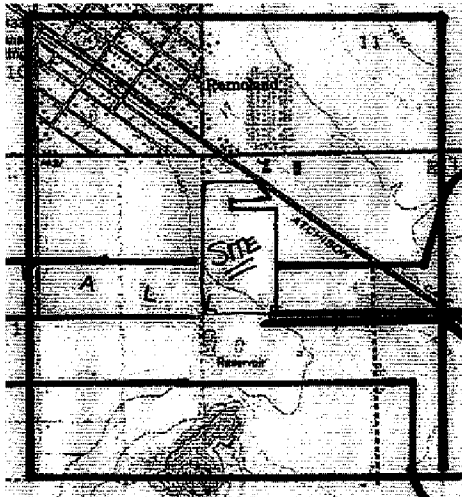


28062 Matthews

LOCATION MAP

Page 4 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:





PRIMARY RECORD

Primary No. _____

HRI No. _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 28068 Highway 74

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Riverside

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.

c. Address 28068 Highway 74 City Romoland Zip 92585

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (Enter parcel #, directions to resource, elevation, etc., as appropriate) APN# 329-120-017-9

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Simple gable with rolled roofing and exposed rafters; wood shiplap siding with cornerboards; stucco on west wall; wood door with wood surrounds; one fixed pane window with wood surround; other windows and doors boarded with plywood.

P3b. Resource Attributes: (List relevant attributes and codes) HP2

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ Element of District ☐ Other (Isolates etc.)

P5a. Photograph or Drawing (see attached) (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #) View toward northwest; taken 2/12/02.

*P6. Date Constructed/Age and Sources: ☐ Prehistoric ☒ Historic ☐ Both Circa 1920s; date information unavailable from county records.

*P7. Owner and Address: Barr Robinson Enterprises
5066 San Joaquin Dr., San Diego, CA 92109

*P8. Recorded by: (Name, affiliation, and address) Karen Van Citters and Kristen Bisson
Van Citters: Historic Preservation, LLC

P9. Date Recorded: 2/11/02

P10. Survey Type: (Describe) ☐ Intensive ☒ Reconnaissance ☐ Other _____

P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☒ Photograph Record ☐ Other (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

Primary No. _____
Trinomial _____
HRI No. _____

B1. Property Name: 28068 Highway 74

B2. Address 28068 Highway 74
City Romoland County Riverside Zip 92585

B3. Original Use: Residential B4. Present Use: Residential

B5. Zoning: _____ B6. Threats: Deteriorating

B7. Architectural Style: Vernacular

B8. Alterations and Date(s): Boarded windows and doors, stucco on west wall; date unknown.

B9. Moved? ☒ No ☐ Yes ☐ Unknown Original Location: _____
Date: _____

B10. Related Features: None.

B11. Architect: Unknown Builder: Unknown

B12. Significance: Period of Significance N/A Property Types Residence Applicable Criteria N/A

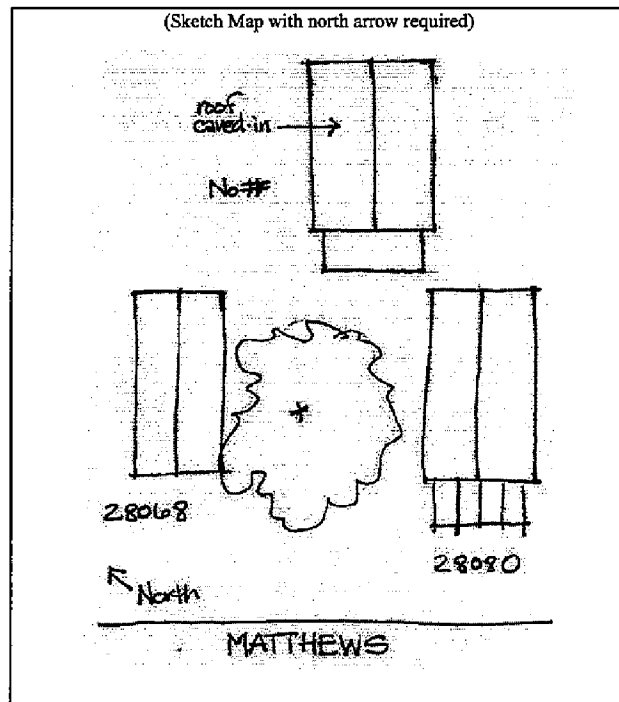
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Property alterations and conditions have caused an overall loss of integrity and as such this property should be considered ineligible for the NRHP.

B13. Evaluator: KVC & KB

B14. Date of Evaluation: 2/11/02

B15. Sources:
Riverside County Records
1953 USGS Map
IEEC Project Maps

(This space reserved for official comments)



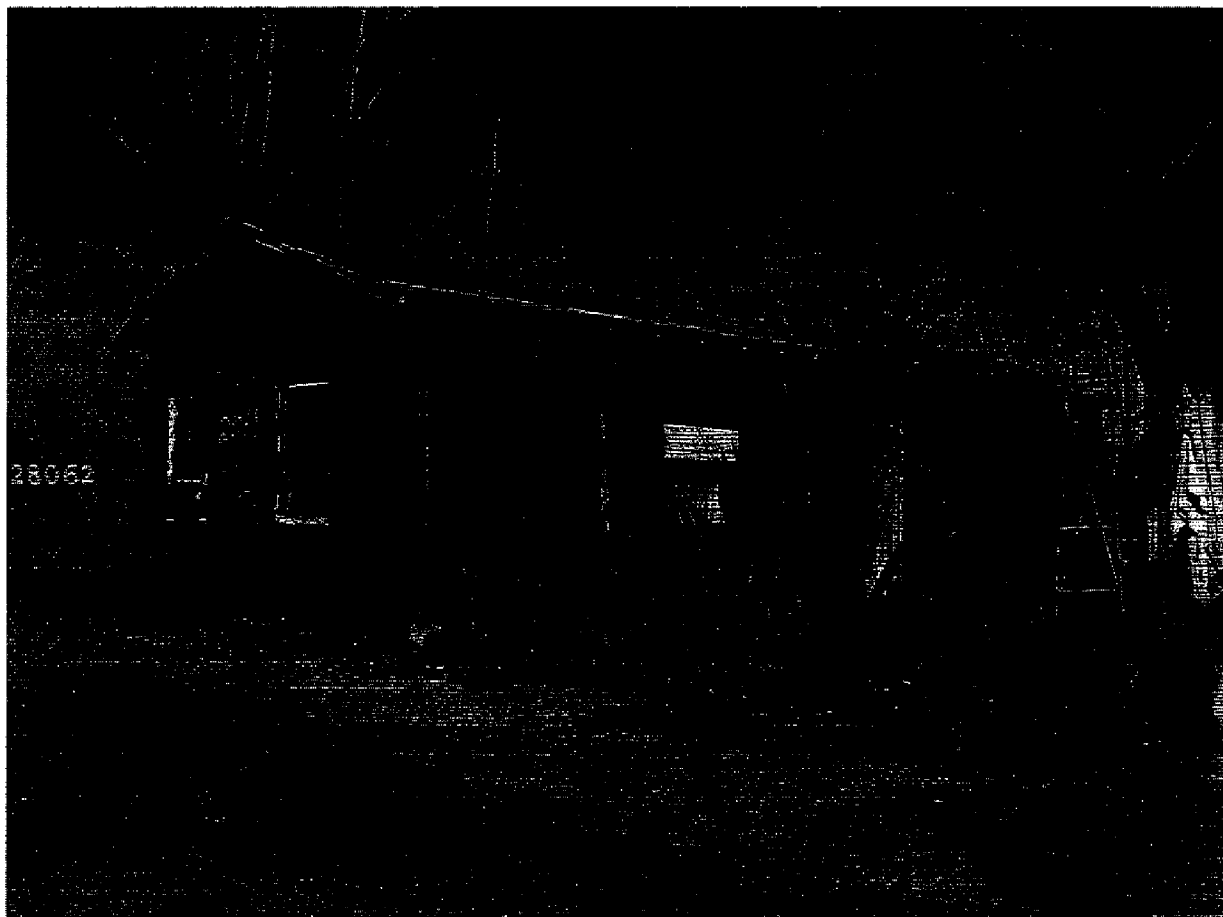


Van Citters:
Historic Preservation, LLC

PHOTOGRAPH

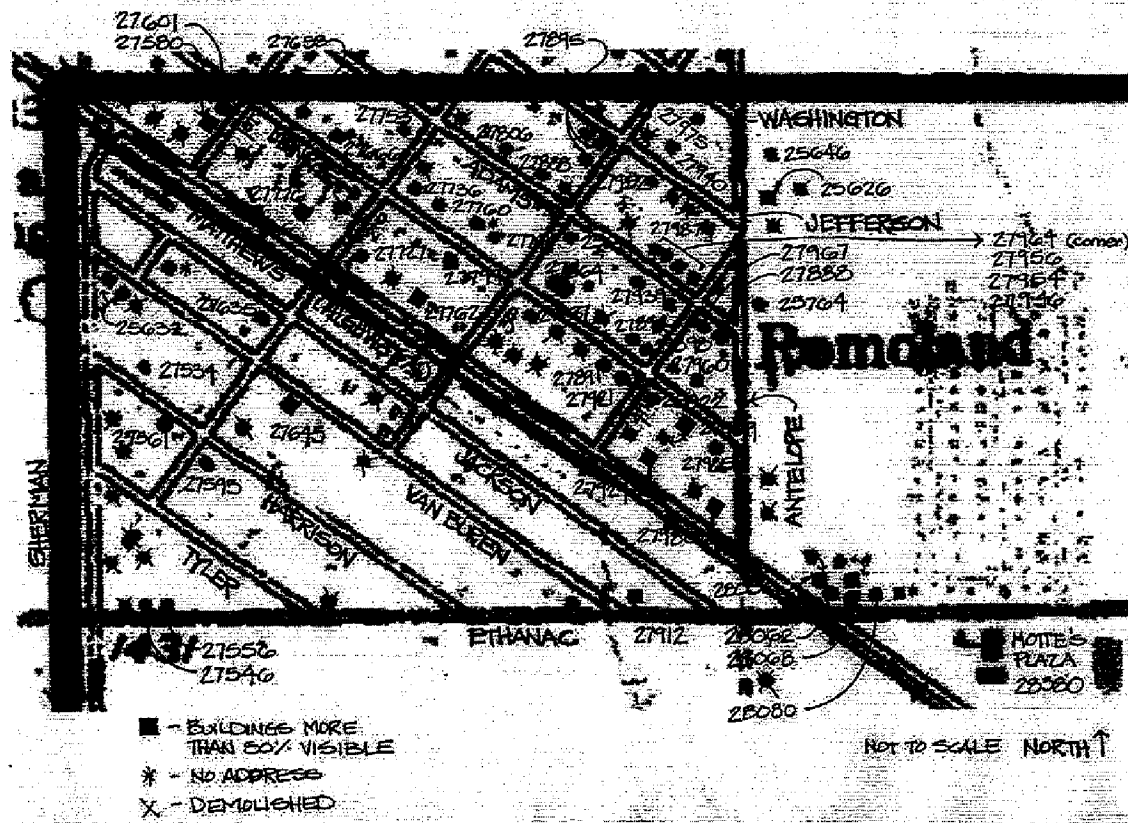
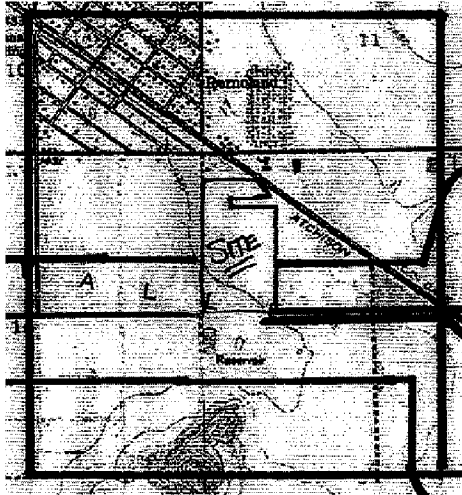
Page 3 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:



28068 Highway 74

Primary No.:
Trinomial/HRI No.:
Resource Name or #:





Van Citters:
Historic Preservation, LLC

PRIMARY RECORD

Primary No. _____

HRI No. _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 28080 Matthews Rd.

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Riverside

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ ¼ of _____ ¼ of Sec _____ ; _____ B.M. _____

c. Address 28080 Matthews Rd. City Romoland Zip 92585

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (Enter parcel #, directions to resource, elevation, etc., as appropriate) APN# 329-120-017-9

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Simple gable roof with asphalt shingles and exposed rafters; shiplap siding and cornerboards; wood door and window surrounds; door and windows are boarded; metal gutter detaching from roof; metal poles from demolished porch cover.

P3b. Resource Attributes: (List relevant attributes and codes) HP2

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ Element of District ☐ Other (Isolates etc.)

P5a. Photograph or Drawing (see attached) (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #) View toward northwest; taken 2/12/02.

*P6. Date Constructed/Age and Sources: ☐ Prehistoric ☒ Historic ☐ Both Circa 1920s; date information unavailable from county records.

*P7. Owner and Address: Barr Robinson Enterprises
5066 San Joaquin Dr., San Diego, CA 92109

*P8. Recorded by: (Name, affiliation, and address) Karen Van Citters and Kristen Bisson
Van Citters: Historic Preservation, LLC

P9. Date Recorded: 2/11/02

P10. Survey Type: (Describe) ☐ Intensive ☒ Reconnaissance ☐ Other _____

P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☒ Photograph Record ☐ Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

B1. Property Name: 28080 Matthews Rd.

B2. Address 28080 Matthews Rd.

City Romoland **County** Riverside **Zip** 92585

B3. Original Use: Residential **B4. Present Use:** Residential

B5. Zoning: **B6. Threats:** Deteriorating.

B7. Architectural Style: Vernacular

B8. Alterations and Date(s): Front porch structure; boarded doors and windows.

B9. Moved? ☒ No ☐ Yes ☐ Unknown **Original Location:**

B10. Related Features:
None.

B11. Architect: Unknown **Builder:** Unknown

B12. Significance: Period of Significance N/A Property Types Residence Applicable Criteria N/A

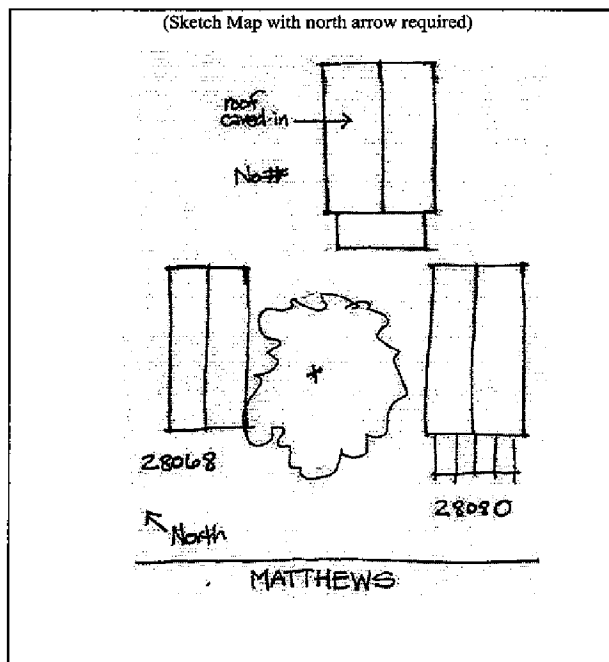
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Alterations and conditions have caused an overall loss of integrity and as such property should be considered ineligible.

B13. Evaluator: KVC & KB

B14. Date of Evaluation: 2/11/02

B15. Sources:
Riverside County Records
1953 USGS Map
IEEC Project Maps

(This space reserved for official comments)



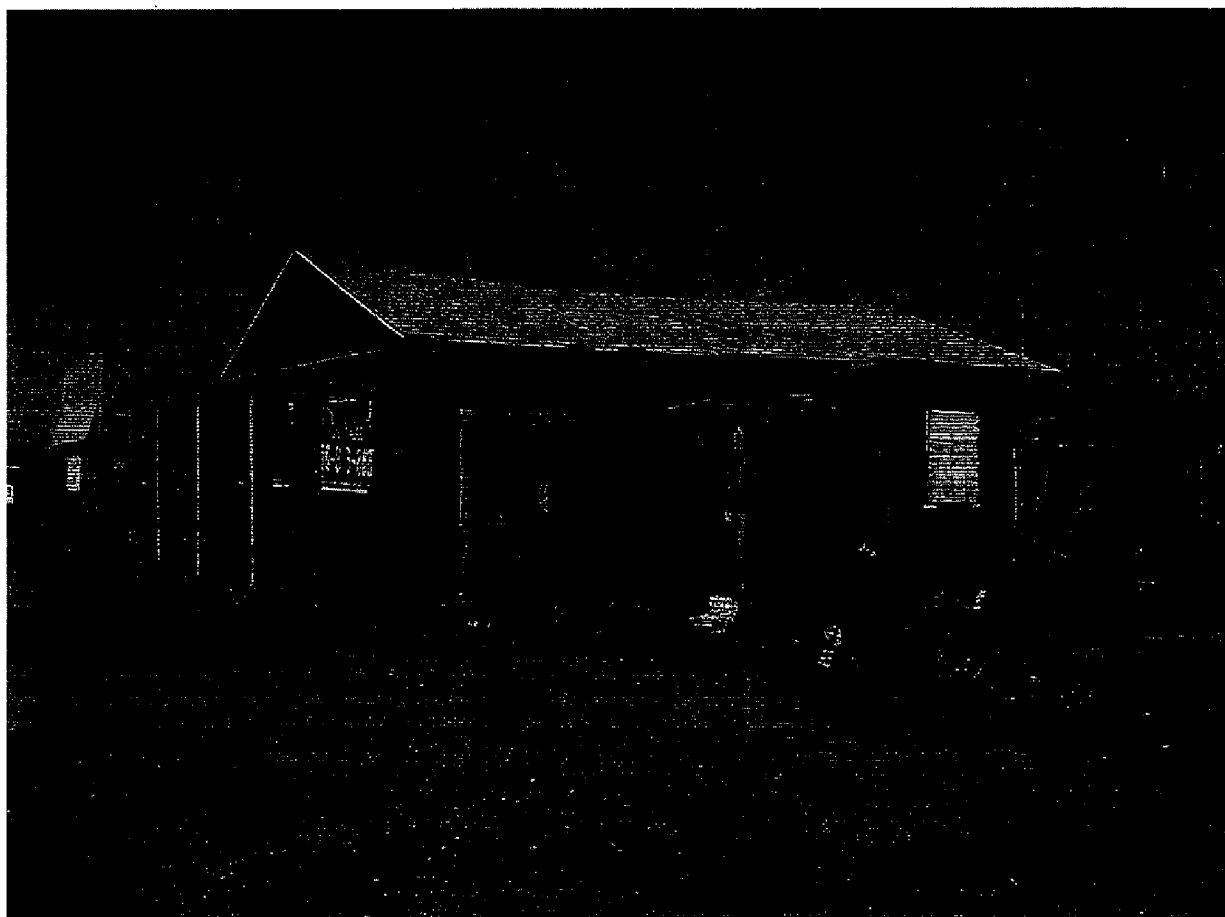


Van Citters:
Historic Preservation, LLC

PHOTOGRAPH

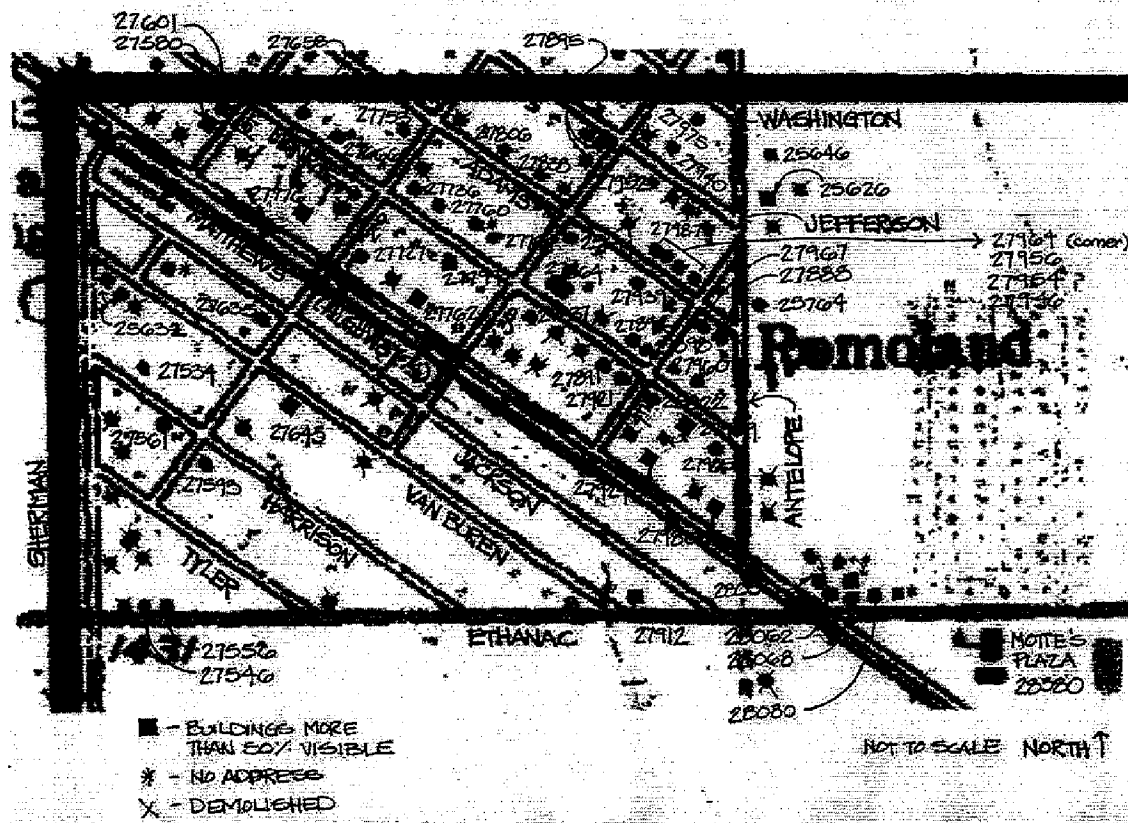
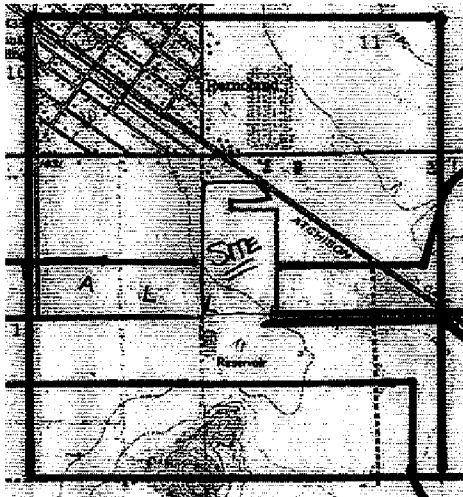
Page 3 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:



28080 Highway 74

Page 4 of 4

Resource Name or #:



Van Citters:
Historic Preservation, LLC

PRIMARY RECORD

Primary No. _____

HRI No. _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) Motte's Romola Farms Barn

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Riverside

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ ¼ of _____ ¼ of Sec _____ ; _____ B.M.

c. Address 28380 Matthews Rd. City Romoland Zip 92585

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (Enter parcel #, directions to resource, elevation, etc., as appropriate) APN 329-110-023-3

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Corrugated metal gambrel roof structure flanked by shed roofs with four hipped cupolas that have six-lite windows and wood vents. Nine-pane steel windows with lower hopper. Vertical wood siding, large barn doors with wrought iron hardware. Wood personnel doors with six-lite glazing panel.

P3b. Resource Attributes: (List relevant attributes and codes) HP33

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ Element of District ☐ Other (Isolates etc.)

P5a. Photograph or Drawing (see attached) (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #) View northwest; 2/11/02

*P6. Date Constructed/Age and Sources: ☐ Prehistoric ☒ Historic ☐ Both 1910 (Renovated 1985)

*P7. Owner and Address: Leon and Darlene Motte
29100 Watson Rd., Romoland 92585

*P8. Recorded by: (Name, affiliation, and address) Karen Van Citters and Kristen Bisson
Van Citters: Historic Preservation, LLC

P9. Date Recorded: 2/11/02

P10. Survey Type: (Describe) ☐ Intensive ☒ Reconnaissance ☐
Other _____

P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☒ Photograph Record ☐ Other (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

Primary No. _____

Trinomial _____

HRI No. _____

B1. Property Name: Motte's Romola Farms Barn

B2. Address 28380 Matthews Rd.

City Romoland County Riverside Zip 92585

B3. Original Use: Barn B4. Present Use: Commercial (store)

B5. Zoning: _____ B6. Threats: None

B7. Architectural Style: Farm

B8. Alterations and Date(s): Renovated for store in 1985.

B9. Moved? ☒ No ☐ Yes ☐ Unknown
Date: _____

Original Location: _____

B10. Related Features:
Windmill, water tank and fenced area (former corral).

B11. Architect: Unknown Builder: Unknown

B12. Significance: Period of Significance Early 1900s Property Types Barn Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Romoland is significant under Criteria A for its late 19th century dairy and alfalfa farming, and early 20th century fig ranches. Named Romola Farms in 1925, the land was developed by the Pacific Mutual Life Insurance Company into four- to five-acre ranches for fig cultivation. Property is associated with agricultural history of Romoland and retains overall architectural integrity and as such should be considered eligible to the NRHP.

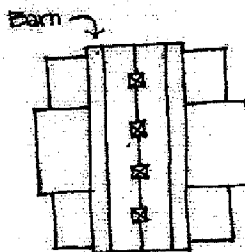
B13. Evaluator: KVC & KB

B14. Date of Evaluation: 2/11/02

B15. Sources:
Riverside County Records
1953 USGS Map
IEEC Project Maps

(This space reserved for official comments)

(Sketch Map with north arrow required)



MATTHEWS

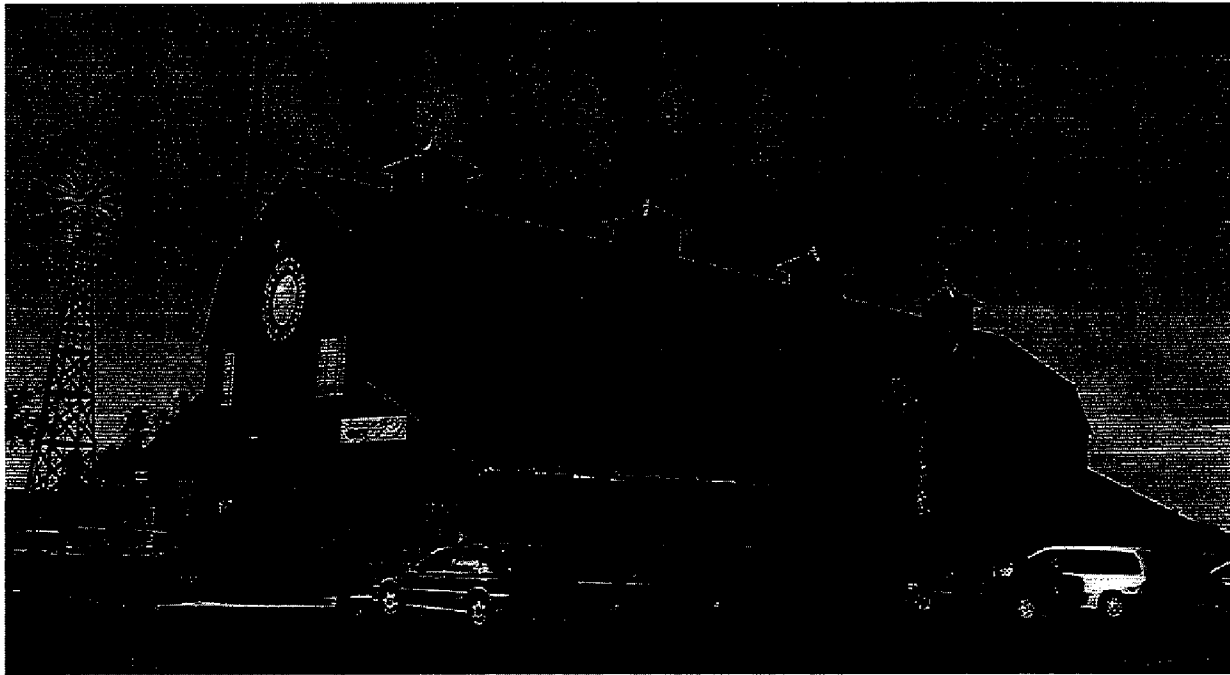


Van Citters:
Historic Preservation, LLC

PHOTOGRAPH

Page 3 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:

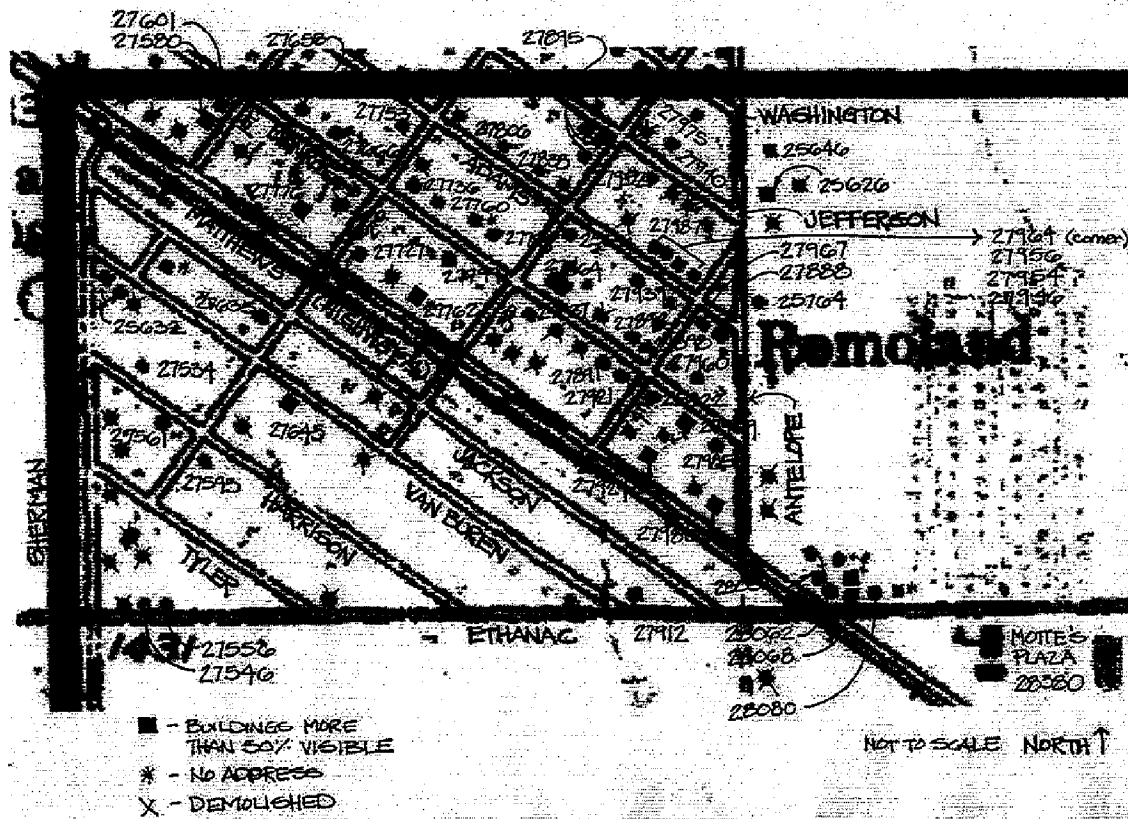
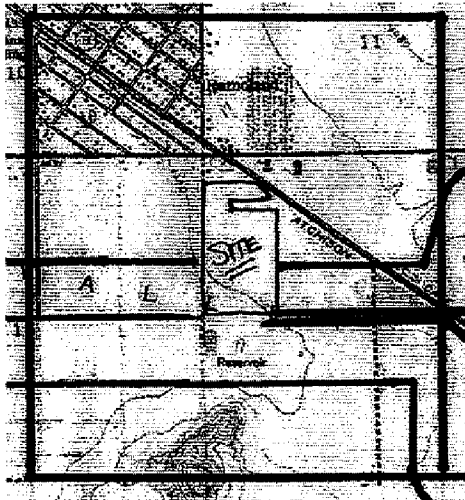


23830 Highway 74

LOCATION MAP

Page 4 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:





Van Citters:
Historic Preservation, LLC

PRIMARY RECORD

Primary No. _____

HRI No. _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) Between 28068 and 28080
Mathews Rd.

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Riverside

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ ¼ of _____ ¼ of Sec _____ ; _____ B.M.

c. Address Between 28068 and 28080 Mathews Rd. City Romoland Zip 92585

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (Enter parcel #, directions to resource, elevation, etc., as appropriate) APN# 329-120-017-9

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Simple gable roof with rolled roofing (roof has fallen in), exposed rafters and square attic vent; wood plank siding with cornerboards; shed roof porch with rolled roofing, exposed rafters, wood posts and plywood enclosure; wood door and window surrounds; doors and windows boarded; shed roof addition on north.

P3b. Resource Attributes: (List relevant attributes and codes) HP2

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ Element of District ☐ Other (Isolates etc.)

P5a. Photograph or Drawing (see attached) (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #) View toward north; taken 2/12/02.

*P6. Date Constructed/Age and Sources: ☐ Prehistoric ☒ Historic ☐ Both Circa 1920s; information unavailable from county records.

*P7. Owner and Address: Barr Robinson Enterprises
5066 San Joaquin Dr., San Diego, CA 92109

*P8. Recorded by: (Name, affiliation, and address) Karen Van Citters and Kristen Bisson
Van Citters: Historic Preservation, LLC

P9. Date Recorded: 2/11/02

P10. Survey Type: (Describe) ☐ Intensive ☒ Reconnaissance ☐ Other _____

P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☒ Photograph Record ☐ Other (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

Primary No. _____

Trinomial _____

HRI No. _____

B1. Property Name: No No. Matthews

B2. Address Between 28068 and 28080 Matthews

City Romoland County Riverside Zip 92585

B3. Original Use: Residential

B4. Present Use: Residential

B5. Zoning: _____ B6. Threats: None

B7. Architectural Style: Vernacular

B8. Alterations and Date(s): Front porch; rear addition; boarded doors and windows; roof cave-in; date unknown.

B9. Moved? ☒ No ☐ Yes ☐ Unknown
Date: _____

Original Location: _____

B10. Related Features: None.

B11. Architect: Unknown

Builder: Unknown

B12. Significance: Period of Significance N/A

Property
Types

Residence

Applicable
Criteria

N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Property additions, roof cave-in and overall condition have caused a significant loss of architectural integrity, and as such this property is recommended as ineligible.

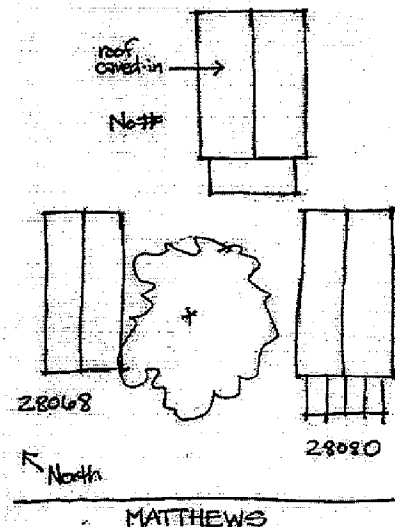
B13. Evaluator: KVC & KB

B14. Date of
Evaluation: 2/11/02

B15. Sources:
Riverside County Records
1953 USGS Map
IEEC Project Maps

(This space reserved for official comments)

(Sketch Map with north arrow required)





Van Citters:
Historic Preservation, LLC

PHOTOGRAPH

Page 3 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:

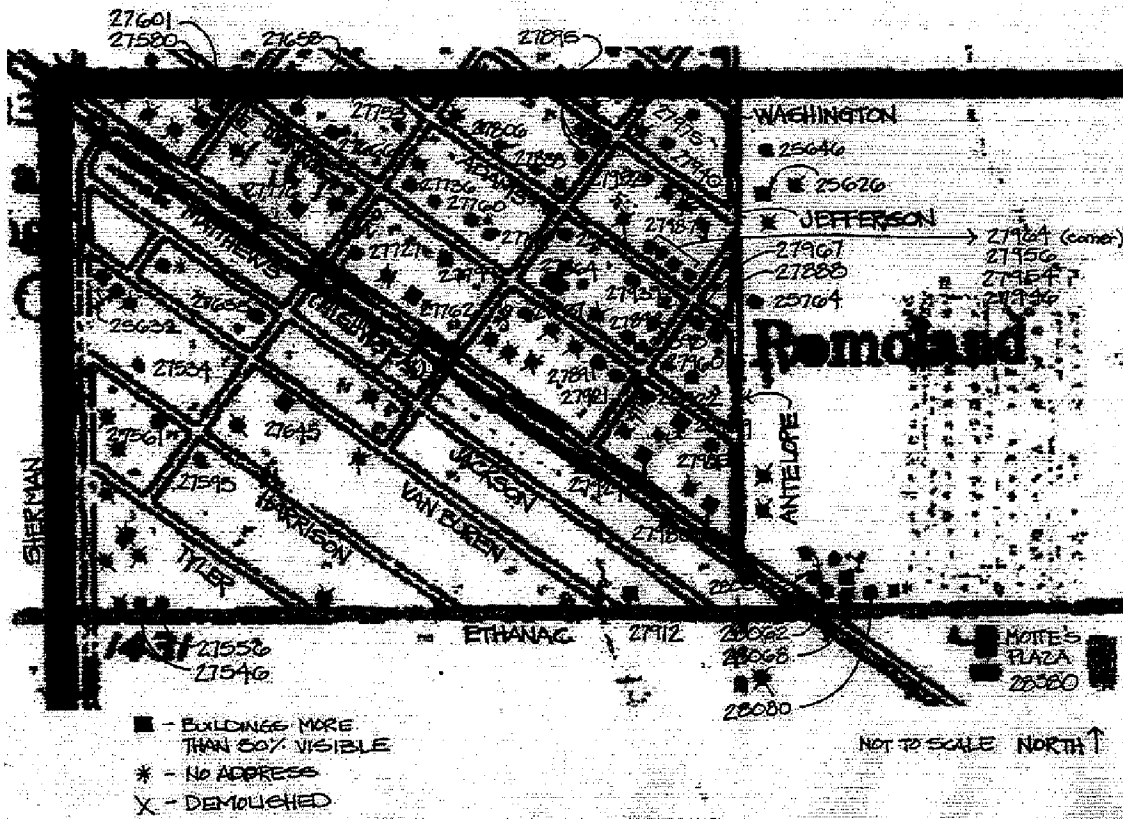
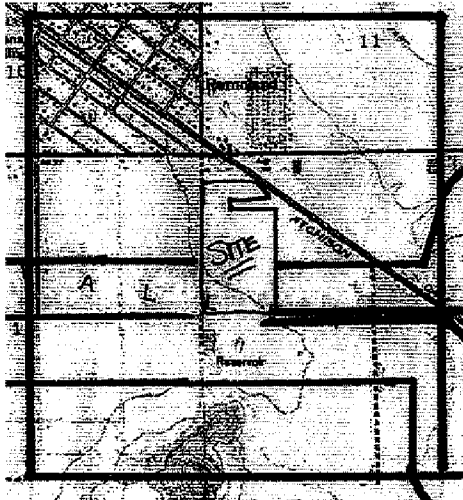


Between 28068 and 28080 Matthews

LOCATION MAP

Page 4 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:





Van Citters:
Historic Preservation, LLC

PRIMARY RECORD

Primary No. _____

HRI No. _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 4 *Resource Name or #: (Assigned by recorder) East of 28080 Matthews

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Riverside

*b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; _____ ¼ of _____ ¼ of Sec _____ ; _____ B.M. _____

c. Address East of 28080 Matthews City Romoland Zip 92585

d. UTM (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (Enter parcel #, directions to resource, elevation, etc., as appropriate) APN# 329-120-017-9

P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Flat roof with stucco parapet cap; stucco walls; Square wood roof vents; fixed pane windows with wood surrounds; boarded windows and doors; wood shade structure built on north.

P3b. Resource Attributes: (List relevant attributes and codes) HP2

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ Element of District ☐ Other (Isolates etc.)

P5a. Photograph or Drawing (see attached) (Photograph required for buildings, structures, and objects)

P5b. Description of Photo (View, date, accession #) View toward northwest; taken 2/12/02.

*P6. Date Constructed/Age and Sources: ☐ Prehistoric ☒ Historic ☐ Both Circa 1940s; date information unavailable from county records.

*P7. Owner and Address: Barr Robinson Enterprises
5066 San Joaquin Dr., San Diego, CA 92109

*P8. Recorded by: (Name, affiliation, and address) Karen Van Citters and Kristen Bisson
Van Citters: Historic Preservation, LLC

P9. Date Recorded: 2/11/02

P10. Survey Type: (Describe) ☐ Intensive ☒ Reconnaissance ☐ Other _____

P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☒ Photograph Record ☐ Other (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

Primary No. _____
Trinomial _____
HRI No. _____

- B1. Property Name: No No. Matthews
- B2. Address East of 28080 Matthews
City Romoland County Riverside Zip 92585
- B3. Original Use: Residential B4. Present Use: Residential
- B5. Zoning: _____ B6. Threats: Abandoned and deteriorating.
- B7. Architectural Style: Vernacular
- B8. Alterations and Date(s): Shed porch to north, boarded windows, wood awning; dates unknown.
- B9. Moved? ☒ No ☐ Yes ☐ Unknown Original Location: _____
Date: _____
- B10. Related Features:
None.

- B11. Architect: Unknown Builder: Unknown
- B12. Significance: Period of Significance N/A Property Types Commercial Applicable Criteria N/A

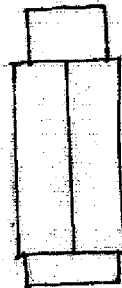
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Boarded windows, condition and alterations detract from overall integrity, and as such building is recommended as not eligible.

- B13. Evaluator: KVC & KB
- B14. Date of Evaluation: 2/11/02
- B15. Sources:
Riverside County Records
1953 USGS Map
IEEC Project Maps

(This space reserved for official comments)

(Sketch Map with north arrow required)



North
↑

MATTHEWS



Van Citters:
Historic Preservation, LLC

PHOTOGRAPH

Page 3 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:

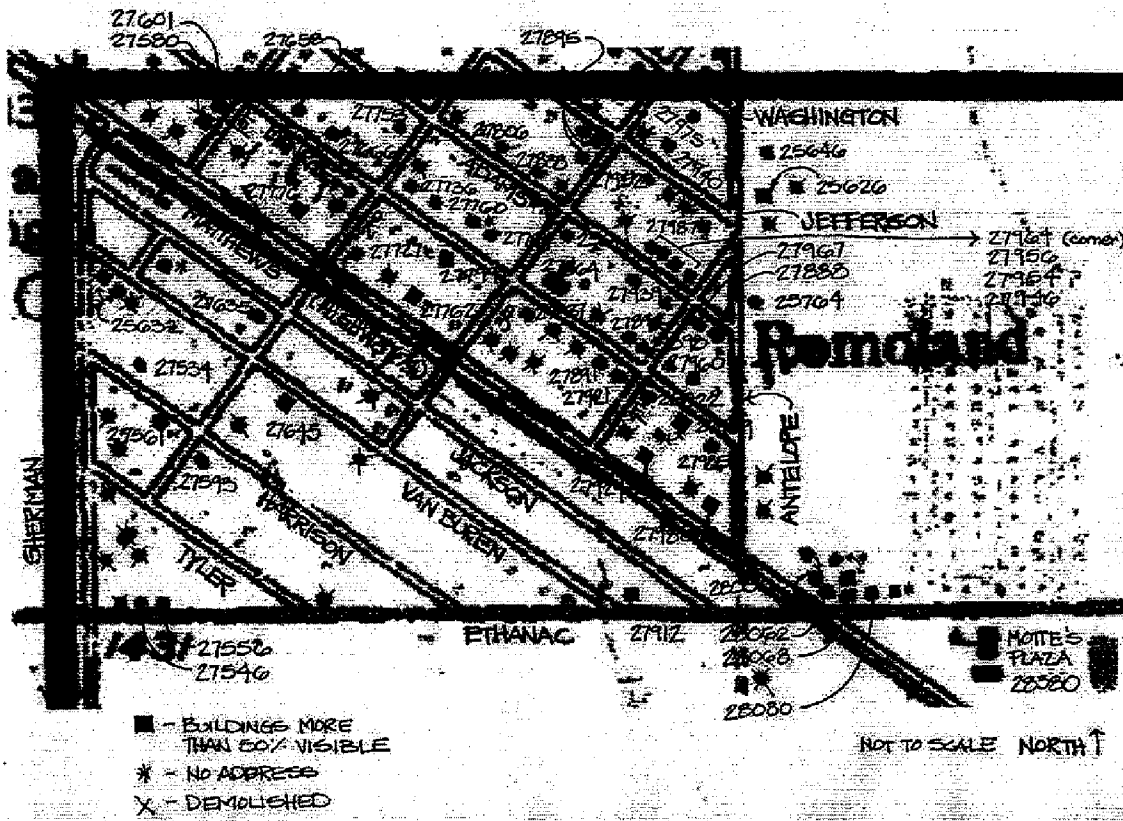
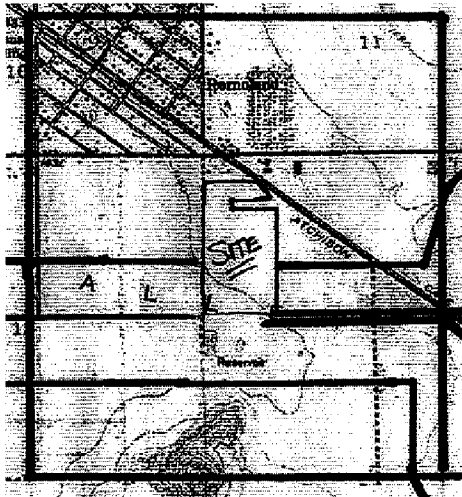


East of 28080 Matthews

LOCATION MAP

Page 4 of 4

Primary No.:
Trinomial/HRI No.:
Resource Name or #:



CULTURAL RESOURCES ATTACHMENT 3
CRHR vs NRHP ELIGIBILITY CRITERIA

**California Office of Historic Preservation
Technical Assistance Series #6**

**California Register and National Register: A Comparison
(for purposes of determining eligibility for the
California Register)**

This handout compares the California Register of Historical Resources and the National Register of Historic Places. Because the California Register was consciously designed on the model of the National Register, the two programs are extremely similar. However, it is important to be aware of the areas in which these programs differ. Herein is offered information about eligibility criteria, integrity requirements, special (criteria) considerations, and the nomination process.

When trying to determine if a resource is eligible for the California Register, you may find it easier to first determine a resource's eligibility for the National Register. Then, if you find it ineligible for the National Register--and keeping in mind the differences between the two programs--move on to determine if it may in fact be eligible for the California Register as a result of these differences.

The information in this handout is taken from the implementing regulations for the California Register of Historical Resources (California Code of Regulations, Title 14, Chapter 11.5, Section 4850 et seq), which can be accessed on the internet at <http://ohp.cal-parks.ca.gov/careqs/title14.PDF>, and *How to Apply the National Register Criteria for Evaluation* (National Register Bulletin 15), which can be accessed on the internet at http://www.cr.nps.gov/nr/bulletins/nr15_toc.html. It is advised that you consult these two publications for more specific information. The back of this handout contains a listing of and request form for other publications you may find helpful.

Eligibility Criteria

California Register

An historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

National Register

An historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or

- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity

California Register

Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

National Register

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgement, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. These are location, design, setting, materials, workmanship, feeling, and association.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant.

Special (Criteria) Considerations

California Register

Moved buildings, structures, or objects. The State Historical Resources Commission (SHRC) encourages the retention of historical resources on site and discourages the non-historic grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is

compatible with the original character and use of the historical resource. An historical resource should retain its historic features and compatibility in orientation, setting, and general environment.

Historical resources achieving significance within the past fifty years. In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.

Reconstructed buildings. Reconstructed buildings are those buildings not listed in the California Register under the criteria stated above. A reconstructed building less than fifty years old may be eligible if it embodies traditional building methods and techniques that play an important role in a community's historically rooted beliefs, customs, and practices; e.g., a Native American roundhouse.

National Register

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or

A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

A property achieving significance within the past fifty years if it is of exceptional importance.

Nomination Process

California Register

1. Obtain nomination packet from the Office of Historic Preservation (OHP).
2. Complete application, including all necessary supplemental forms, according to instructions.
3. Notify the clerk of the local government in whose jurisdiction the resource is located by certified mail that an application will be filed with OHP and request that the local government provide written comments. The notification must include a copy of the application.
4. Upon receiving written comments from the local government or ninety days after sending notification to the local government (whichever is sooner), the applicant forwards the completed application and any comments to OHP.
5. Within 30 days, OHP staff will ensure that the application is complete and will send notification to the property owner (if the applicant is not the property owner). When the application is complete and the property owner has been notified, the application will be scheduled on an agenda of the SHRC for action.

Note: A nomination does not require owner consent in order for the resource to be listed, but it cannot be listed over an owner's objections. The State Historical Resources Commission can, however, formally determine a property eligible for the California Register if the resource owner objects.

National Register

1. Obtain nomination packet from OHP. Read National Register criteria and *How to Complete the National Register Forms* (Bulletin 16A) and follow these guidelines exactly when preparing application form.
2. If you are not the owner of the property you are submitting for registration, please inform the owner of your intention to apply for registration. The property or district may not be listed over the objection of the owner or majority of owners.
3. If the area is proposed for registration as an historic district, please follow the SHRC district policy prior to submission of the application. OHP staff is available to assist district applicants and should be contacted in the early stages of the process.
4. Submit completed forms, photographs and maps to OHP for review. If the property is endangered or the applicant is requesting rehabilitation incentives under the Tax Reform Act or Revenue Act of 1978, this must be stated clearly in the cover letter.
5. Applications will be reviewed by the OHP. Those which are inadequate or are not prepared in accordance with the guidelines published in Bulletin 16A will be returned to the applicant for further work.
6. OHP notifies all applicants, property owners and appropriate governmental jurisdictions of the time and place of the SHRC meeting.
7. If approved by the SHRC, the application is sent to the State Historic Preservation Officer for nomination to the National Register. The final determination is made 45 days after receipt by the Keeper of the National Register in Washington, D.C.

CULTURAL RESOURCES ATTACHMENT 4
SURVEY TEAM RESUMES

KAREN VAN CITTERS, CSI, CDT

410 Amherst Drive SE
Albuquerque, NM 87106

(505) 268-1324
fax (505) 268-1325

EDUCATION

University of New Mexico
Master of Architecture

1997

Columbia University
Master of Science in Historic Preservation

1987

University of New Mexico
Bachelor of Arts in Environmental Design

Cum Laude 1985

PROFESSIONAL COURSES

- **Historic Wood Workshop**
The Architectural Preservation Institute, Colorado
- **Americans with Disability Act and Historic Preservation**
National Trust for Historic Preservation
- **Cultural Resources and the National Environmental Policy Act (NEPA)**
National Preservation Institute
- **Federal Projects and Historic Preservation Law [updated 2001]**
Advisory Council
- **International Seminar on Evaluating, Strengthening, and Retrofitting Masonry Buildings**
University of Texas at Arlington, Construction Research Center

PROFESSIONAL EXPERIENCE

Karen Lewis: Historic Preservation

Preservation Consultant

Albuquerque, NM
April 1995-present

Work includes Historic American Building Survey and Historic American Engineering Record (HABS/HAER) documentation, historic structures reports, conditions assessments, compliance coordination, archival research, written histories, rehabilitation design, maintenance plans, recommendations for repair, and National Register of Historic Places (NRHP) evaluations and registration.

Mariah Associates, Inc.

Project Manager

Albuquerque, NM
February 1994-April 1995

Responsible for project management, archival research, report and history writing, coordination with compliance agencies and client. Work included HABS/HAER documentation; United States Air Force (USAF) Cold War context; development of database for national survey of USAF historic properties; completion of USAF installation survey reports using the NRHP criteria for eligibility.

KAREN VAN CITTERS, CSI, CDT

National Park Service

Santa Fe, NM

Historic Preservation

February 1992-February 1994

Responsible for ensuring compliance with Section 106 of the National Historical Preservation Act, Secretary of the Interior's Standards for the Treatment of Historic Properties, and NPS 28 through architectural design of rehabilitation, repair, and restoration projects for national register properties throughout the NPS Southwest Region. Work included review of park proposals for repairs, project management, measured drawings, condition assessment, construction documents, cost estimates, contract negotiation, construction inspection, historic structure reports, preservation guides, laboratory analysis of materials and HABS documentation. Coordinated compliance with the respective State Historic Preservation Offices; contract administration.

Preservation Partnership

New Bedford, MA

Contract Employment

October 1989-February 1992

Work included architectural design development, contract drawings, existing conditions documentation, field measurements, recommendations for repair and ensuring compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and architectural surveys and resource evaluation using the NRHP criteria for eligibility. Projects included South Boston District Court, Burlington Police Station, Plymouth Police Station, and Flint Memorial Library.

Arnold R. Kline, Consulting Engineers

New York, NY

Preservation Specialist

September 1987-October 1989

Responsibilities included proposals, cost estimates, letter agreements, existing condition documentation, project coordination, site inspections, contract drawings. Work included ongoing structural monitoring, preservation recommendations, and construction documents preparation.

City of Albuquerque

Albuquerque, NM

Planning Intern

June 1986-August 1986

Completed graduate internship for Columbia University through an agreement with the City of Albuquerque. Responsibilities included archival research and architectural field surveys of two subdivisions, as well as developing a system to inventory sites to enable Albuquerque to enforce zoning ordinance with respect to commercial properties.

Municipal Arts Society

New York, NY

Research Assistant

October 1985-June 1986

Assisted in research for the Manhattan West Side Futures project through architectural field surveys and archival analysis to determine existing conditions, zoning, floor area ratios, demographics, historical development, and infrastructure.

PROFESSIONAL AFFILIATIONS

Construction Specifications Institute, Albuquerque Chapter

Fiscal Year

Academic Affairs Chair, Southwest Region

2002

Institute Academic Affairs Task Team

2002

Institute Award: Publication Commendation

2001

KAREN VAN CITTERS, CSI, CDT

CSI, Albuquerque Chapter, Cont.	Fiscal Year
Chapter Award: Outstanding Board Member	2001
Academic Affairs Chair, Southwest Region	2001
Board of Directors, Immediate Past President	2001
Region Award: Special Publication Commendation	2000
Institute Award: Certificate of Appreciation	2000
Board of Directors, President	2000
Institute Award: Publication Commendation	1999
Region Award: Special Publication Commendation	1999
Board of Directors, President-Elect	1999
Award: President's Citation	1998
Chapter Newsletter Editor	1998
Award: Outstanding Professional Member	1997
Board of Directors, Vice-President Professional	1997
Education Committee, Chair	1997
Award: Outstanding Professional Member	1996
Board of Directors, Secretary	1995-97
Education Committee, Member	1995-97
CDT Certification	1994
New Mexico Heritage Preservation Alliance	
Program Committee	1998
Programs Co-Chair/Executive Committee	1996-97
Steering Committee	1995-96
The Association for Preservation Technology International	
National Trust for Historic Preservation	

PRESENTATIONS

- 2001 "Preservation, Regulations and You." A presentation on the National Historic Preservation Act, Secretary of the Interior's Standards and how to plan architectural projects for a smooth Section 106 process. Presented at the National Convention in Dallas, Texas.
- 2001 "The Historic Structure Report." An hour presentation to a graduate level historic preservation class about historic structure reports; NRHP criteria, the Secretary of the Interior's Standards, and how to use them for planning. Taught at the University of New Mexico in Albuquerque, New Mexico.
- 2001 "Preservation Regulations." A presentation on the National Historic Preservation Act, Secretary of the Interior's Standards and how to plan design for a smooth Section 106 process. Presented at the El Paso Chapter of CSI, Dekker/Perich/Sabatini Architects, and Jaynes Corporation.
- 1999 "Introduction to the Historic American Engineering Record." A presentation for an undergraduate class on the field techniques and requirements for final drawings. Taught at New Mexico State University, Las Cruces, New Mexico.

KAREN VAN CITTERS, CSI, CDT

- 1999 "Introduction to the Historic Structure Report." A presentation for an undergraduate class on the research, analysis and required components of a typical historic structure report, using a building at NMSU as an example. Taught at New Mexico State University, Las Cruces, New Mexico.
- 1996 "Two Mile Dam and Reservoir." A presentation on the history of the first water supply system for Santa Fe, New Mexico and the process of completing Historic American Engineering Record documentation of the resource. Presented at the "Archaeology in Your Backyard" symposium sponsored by the City of Santa Fe.
- 1994 Introduction to Historic American Building Survey" Texas Tech field school in Santa Fe.

LIST OF REPORTS

- 2001 *State of California Historic Resource Inventory Forms and NRHP Evaluations for Powerline Projects in Gilroy, Rio Linda and Tesla.* Under contract with Foster Wheeler for the California Energy Commission.
- 2001 *Draft Historic Context for the New Mexico State Highway and Transportation Department Survey of Bridges for NRHP Eligibility.* Under contract with Parsons Brinkerhoff for NMSHTD, currently in process.
- 2001 *Historic Context and National Register of Historic Places Evaluation for Kirtland Air Force Base.* Prepared under contract with AMEC Earth and Environmental for KAFB, historic context and survey currently in process.
- 2001 *Preservation Plan for Villa Philmonte at the Philmont Scout Ranch, Cimarron, New Mexico.* Prepared under contract with the Jaynes Corporation for Philmont Scout Ranch.
- 2001 *Documentation of Vallecitos Creek Bridge.* Prepared under contract with Parsons Brinkerhoff for the NMSHTD.
- 2001 *Maintenance Plan for Historic District at Conchas Dam, New Mexico.* Prepared under contract with UNM Contract Archaeology for the Albuquerque District of the United States Army Corps of Engineers.
- 2000 *Documentation of La Cienega Reservoir (c.1734).* Prepared under contract with UNM Office of Contract Archaeology for the US Army Corps of Engineers, currently in process.

KAREN VAN CITTERS, CSI, CDT

- 2000 *Draft Historic Structure Report for Rising Sun Historic District, Glacier National Park, Montana.* Prepared under contract with ARC for the National Park Service.
- 2000 *Draft Historic Structure Report for Historic Properties at Two Medicine, Glacier National Park, Montana.* Prepared under contract with ARC for the National Park Service.
- 2000 *Draft Historic Structure Report for Many Glacier Historic District, Glacier National Park, Montana.* Prepared under contract with ARC for the National Park Service.
- 2000 *Draft Historic Structure Report for Swiftcurrent Historic District, Glacier National Park, Montana.* Prepared under contract with ARC for the National Park Service.
- 2000 *Draft Historic Structure Report for Lake Mc Donald Historic District, Glacier National Park, Montana.* Prepared under contract with ARC for the National Park Service.
- 2000 *National Register of Historic Places Evaluation of Hangars 481 and 482 at Kirtland Air Force Base, Albuquerque, NM.* Prepared under contract with Ogden Environmental for the United States Air Force.
- 2000 *National Register of Historic Places Evaluation of CV-22 Properties at Kirtland Air Force Base, Albuquerque, NM.* Prepared under contract with Ogden Environmental for the United States Air Force.
- 2000 *Draft Survey of NM 4: San Ysidro to Jemez Pueblo.* Prepared under contract with TRC and TetraTech for the New Mexico State Highway and Transportation Department.
- 2000 *History and Documentation of Atchison, Topeka and Santa Fe Railroad Bridge at San Marcial, New Mexico.* Prepared under contract with the University of New Mexico, Office of Contract Archaeology for the Albuquerque District of the United States Army Corps of Engineers.
- 2000 *Report for Huning Highlands Historic District Resurvey, Albuquerque, New Mexico.* Prepared under contract for the City of Albuquerque Planning Department and the Landmarks and Urban Conservation Commission.
- 2000 *Documentation of the Maestas House in La Jara, New Mexico.* Prepared under contract for EcoSystem Management, Inc.
- 2001 *National Register of Historic Places Historic District Eligibility Assessment of New Mexico Institute of Mining and Technology.* Prepared under contract with BPLW Architects & Engineers, Inc. for NM Tech.
- 1999 *Report for Huning Highlands Historic District Resurvey, Albuquerque, New Mexico.* Prepared under contract for the City of Albuquerque Planning Department and the Landmarks and Urban Conservation Commission.

KAREN VAN CITTERS, CSI, CDT

- 1999 *Historic Structure Report for Henry C. Trost's YMCA Building at New Mexico State University.* Prepared under contract with the New Mexico State Historic Preservation Office.
- 1999 *Historic District Preservation Plan for Naval Weapons Station, Seal Beach.* Prepared under contract with Department of the Navy, Southwest Division Facility Engineering Command.
- 1999 *Preservation Plan for NASA Saturn S-II Complex at Naval Weapons Station, Seal Beach.* Prepared under contract with the Department of the Navy, Southwest Division Facility Engineering Command.
- 1999 *Historic District Preservation Plan for Naval Weapons Station, Seal Beach, Fallbrook Detachment.* Prepared under contract with Department of the Navy, Southwest Division Facility Engineering Command.
- 1998 *National Register of Historic Places registration form for Historic District at Weapons Support Facility Seal Beach, California.* Determination of eligibility concurred by California SHPO.
- 1998 *National Register of Historic Places registration form for Historic District at Weapons Support Facility Seal Beach, Fallbrook Detachment, California.* Determination of eligibility concurred by California SHPO.
- 1998 Documentation of buildings 2010, 3352, 3354, and 8226 at US Army Dugway Proving Ground. Prepared under contract with AGEISS Environmental, Inc. for US Army Dugway Proving Ground.
- 1998 *Dugway Proving Ground Planning Level Historic Context and Architectural Survey.* Prepared under contract with AGEISS Environmental, Inc. for US Army Dugway Proving Ground.
- 1998 HABS Level III graphic documentation for the Wynne/Murchison Ranch at Matagorda Island, Texas. Prepared under contract with National Park Service, Southwest System Support Office for the United States Fish & Wildlife Service.
- 1997 *Second Street Corridor Architectural Survey.* Survey of NRHP eligible properties prepared under contract with Bohannon-Huston, Inc. for the City of Albuquerque.
- 1997 *National Historic Landmark Condition Assessment Report for Wheelock Academy.* Prepared under contract with National Park Service, Southwest System Support Office for Choctaw Tribal Council.

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- 1997 *Alvarado Transportation Center Preservation Analysis.* Prepared under contract with Gannett Fleming West, Inc. for the City of Albuquerque.
- 1997 *Santa Clara Pueblo Church Conditions Assessment.* Prepared under contract with Cornerstones: Community Partnerships. Project funded by National Trust for Historic Preservation.
- 1996 *HAER Level II Documentation of the Middle Rio Grande Flood Protection Project.* Prepared under contract with the University of New Mexico, Office of Contract Archaeology for the Albuquerque District of the United States Army Corps of Engineers.
- 1996 *James L. Johnson House Historic Structure Report.* Prepared under contract with Kells & Craig Architects for the Historic Santa Fe Foundation. Project funded by NM SHPO.
- 1996 *San Lorenzo: Father Aull House and Chapel Conditions Assessment.* Prepared under contract with Cornerstones: Community Partnerships. Project funded by National Trust for Historic Preservation.
- 1996 *Penasco: San Antonio de Padua Parish School Conditions Assessment.* Prepared under contract with Cornerstones: Community Partnerships. Project funded by National Trust for Historic Preservation.
- 1996 *Jemez Pueblo: San Diego Church Conditions Assessment.* Prepared under contract with Cornerstones: Community Partnerships. Project funded by National Trust for Historic Preservation.
- 1996 *HABS Level III Documentation for Buildings 723 and 724 at San Juan Day School, San Juan Pueblo, NM.* Prepared under contract with the Bureau of Indian Affairs.
- 1996 *National Register of Historic Places Nomination for Hangar 8030 at Davis-Monthan AFB, Tucson, Arizona.* Prepared under contract with TRC Mariah Associates, Inc. for the USAF.
- 1996 *National Register of Historic Places Nomination for Hangar 611 at Shaw AFB, South Carolina.* Prepared under contract with TRC Mariah Associates, Inc. for the USAF.
- 1996 *National Register of Historic Places Nomination for Rosemary Fire Tower at Shaw AFB, South Carolina.* Prepared under contract with TRC Mariah Associates, Inc. for the USAF.
- 1996 *Editor for Tecolote Historic Structure Report.* Prepared for Cornerstones: Community Partnerships.
- 1996 *Editor for Arroyo Seco Historic Structure Report.* Prepared for Cornerstones: Community Partnerships.

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- 1996 Editor for *San Geronimo Historic Structure Report*. Prepared for Cornerstones: Community Partnerships.
- 1995 *Whittlesey House Historic Structure Report*. Prepared under contract with the Albuquerque Press Club, Albuquerque, NM. Funded by the NM SHPO.
- 1995 *Whittlesey House Maintenance Plan*. Prepared under contract with the Albuquerque Press Club, Albuquerque, NM. Funded by the NM SHPO.
- 1995 *Cultural Resource Assessment of the Proposed Site of the Runnels Federal Building Annex, Las Cruces, NM*. Architectural evaluation prepared under contract with TRC Mariah Associates, Inc. for the General Service Administration.
- 1995 *Cultural Resource Assessment of the Proposed Site of the Federal Courthouse, Brownsville, TX*. Architectural evaluation prepared under contract with TRC Mariah Associates, Inc. for the General Services Administration.
- 1995 *A Baseline Inventory of Cold War Material Culture at Beale AFB*. Mariah Associates, Inc. for United States Air Force, Air Combat Command, Albuquerque, NM.
- 1995 *A Baseline Inventory of Cold War Material Culture at Cannon AFB*. Mariah Associates, Inc. for United States Air Force, Air Combat Command, Albuquerque, NM.
- 1995 *A Baseline Inventory of Cold War Material Culture at Castle AFB*. Mariah Associates, Inc. for United States Air Force, Air Combat Command, Albuquerque, NM.
- 1995 *A Baseline Inventory of Cold War Material Culture at Dyess AFB*. Mariah Associates, Inc. for United States Air Force, Air Combat Command, Albuquerque, NM.
- 1995 *A Baseline Inventory of Cold War Material Culture at Ellsworth AFB*. Mariah Associates, Inc. for United States Air Force, Air Combat Command, Albuquerque, NM.
- 1995 *A Baseline Inventory of Cold War Material Culture at Holloman AFB*. Mariah Associates, Inc. for United States Air Force, Air Combat Command, Albuquerque, NM.
- 1995 *A Baseline Inventory of Cold War Material Culture at K.I. Sawyer AFB*. Mariah Associates, Inc. for United States Air Force, Air Combat Command, Albuquerque, NM.
- 1995 *A Baseline Inventory of Cold War Material Culture at Langley AFB*. Mariah Associates, Inc. for United States Air Force, Air Combat Command, Albuquerque, NM.
- 1995 *A Baseline Inventory of Cold War Material Culture at Minot AFB*. Mariah Associates, Inc. for United States Air Force, Air Combat Command, Albuquerque, NM.

KAREN VAN CITTERS, CSI, CDT

- 1995 *A Baseline Inventory of Cold War Material Culture at Shaw AFB.* Mariah Associates, Inc. for United States Air Force, ACC, Albuquerque, NM.
- 1994 *Air Combat Command Cold War Historic Context.* Mariah Associates, Inc. for United States Air Force, Air Combat Command, Albuquerque, NM. Principal author.
- 1994 *Field Guide for the Assessment of Air Combat Command Cold War Resources.* Mariah Associates, Inc., Albuquerque, NM.
- 1994 *Historic American Engineering Record History of Two Mile Dam.* Paper presented at the 1995 Santa Fe Archaeological symposium.
- 1994 *Stabilization of the Chapel and Schoolhouse at Lake Valley, New Mexico.* National Park Service for the Bureau of Land Management, Santa Fe, NM.
- 1993 *Preservation Guidelines for the Boxley Mill and Associated Structures.* National Park Service, Santa Fe, NM. Editor.
- 1993 *Amendment to the Beauregard House Historic Structure Report, Chalmette, Louisiana.* National Park Service, Santa Fe, NM.
- 1992 *White Sands National Monument Historic Structure Assessment Report.* National Park Service, Santa Fe, NM. Edited and updated report.
- 1992 *Bandelier National Monument Historic Plaster Report.* National Park Service, Santa Fe, NM.

KRISTEN BISSON

Van Citters: Historic Preservation LLC

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Albuquerque, NM 87106

(505) 268-1324
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EDUCATION

Boston College

Bachelor of Arts in English

1993

PROFESSIONAL COURSES

- **History of Southwest Architecture**
School of Architecture and Planning, University of New Mexico
- **Introduction to Collecting Oral Histories**
Museum of New Mexico

PROFESSIONAL EXPERIENCE

Van Citters Historic Preservation, LLC

Preservation Assistant

Albuquerque, NM

April 2001-present

Work includes archival research, fieldwork, development of written histories and assisting with National Register of Historic Places (NRHP) evaluations.

New Mexico Business Weekly

Senior Editor

Albuquerque, NM

July 1999-April 2001

Supervised in excess of 10 full-time and freelance staff for 8,500 circulation weekly newspaper. Work included the conception and production of up to 79 yearly supplements to the newspaper. Other responsibilities included editing, feature and column writing, photography and website maintenance.

The Improper Bostonian Magazine

Managing Editor

Boston, MA

July 1998-July 1999

Directed 14 writers, photographers and columnists; handled employee relations and disputes for this 81,500 circulation biweekly magazine. Edited all copy; conceived and wrote feature stories; and managed complex projects including specialty issues and service features.

Community Newspaper Company

Editor, Newcomers Guide

Needham, MA

March 1998-July 1998

Developed content of and launched a monthly, zoned regional guide to Eastern Massachusetts with a circulation of 65,000. Edited all copy and oversaw trafficking of text throughout production. Negotiated freelance contracts, controlled editorial budget.

The Improper Bostonian Magazine

Associate Editor

Boston, MA

April 1995-April 1997

Copy editor and fact checker for entire magazine. Wrote features, contributed to gossip and society columns and film reviews. Assigned and edited secondary features.

PROFESSIONAL AFFILIATIONS

The National Trust for Historic Preservation, Forum Member

The Albuquerque Conservation Association

PUBLICATIONS

Corps of Engineers Acequia Restoration and Rehabilitation Program. Published in Dialogue, the monthly newsletter for the New Mexico Water Dialogue, a non-profit organization.

LIST OF REPORTS

- 2001 *Draft Historic Context for New Mexico State Highway and Transportation Department Survey of Bridges for NRHP Eligibility.* Under contract with Parsons Brinkerhoff for NMSHTD, currently in process.
- 2001 *Draft Historic Context and National Register of Historic Places Evaluation for Kirtland Air Force Base.* Prepared under contract with AMEC Earth and Environmental, Inc. for KAFB, currently in process.
- 2001 *Preservation Plan for Villa Philmonte at the Philmont Scout Ranch, Cimarron, New Mexico.* Prepared under contract with the Jaynes Corporation for Philmont Scout Ranch.
- 2001 *State of California Historic Resource Inventory Forms and National Register of Historic Places Evaluations for Powerline Projects in Gilroy, Rio Linda and Tesla.* Under contract with Foster Wheeler Environmental Corporation for the California Energy Commission.

LAND USE RESPONSES

Request 66 – Please update Table 5.7-4 of the AFC to provide a list of all projects either under construction or approved for construction within a 1-mile radius of the project site.

Response 66 – See Revised Table 5.7-4 (Table 66-1), below.

**Table 66-1. Discretionary Projects Subject Review from
January 2000 to February 2002 within a One-Mile Radius**

Case Number	Case Status	Decision Date	Description	Location (distance from IEEC)
CUP02479	Approved	n/a	“OLD PLAN”	NW ¾ mile
CUP03144S1	Approved	09/12/2000	Phase 2 concrete batch plant	N< ¼ mile
CUP03293	Approved	06/20/2000	Fast food restaurant	N ¾ mile
CUP03300	Approved	11/28/2000	Heavy equipment storage yard/warehouse/offices	N <¼ mile
CUP03312	Approved	05/02/2000	4 buildings to manufacture air pollution equipment	NW <¾ mile
PP16208	Approved	04/23/2001	Contractor storage yard with caretaker unit	E < ¼ mile
PP17437	Approved	12/19/2001	Class I dog kennel (10 dogs)	N <¾ mile
PM28094	Approved	05/23/1995	Parcel Map to divide approximately 5 acres into 3 parcels	SW <¼ mile
TR29113	Approved	08/01/2000	Subdivide 29.7 acres into 137 single family residential lots 7200 S.F. min	SW ¾ mile
TT29495	Approved	10/23/2001	Subdivide 87 acres into 348 lots	NE <¼ mile

NOTE:

Previously provided in the AFC was a list of projects that were titled “Table 5.7-4. Discretionary Projects Subject Review From January 2000 to July 2001 within a One-Mile Radius”. This data was obtained from the Riverside County Planning Department Land Management System database. It was simply a download of all applications, and included a number of landscape projects, home improvement additions, etc. We are providing a current list of development projects such as Plot Plans and Conditional Use Permits (PP/CUP) for commercial and industrial developments, tract and parcel maps (TR/PM) for residential development. We did not include zone changes, landscape plot plans, etc. as were previously provided. The list represents development projects approved from January 1, 2000 to present.

Request 67 – Please provide a map that shows the location of all cumulative projects identified in the revised Table 5.7-4.

Response 67 – Figure 67-1 shows the location of all cumulative projects identified in revised Table 5.7-4 (Table 66-1 presented in Response 66).

Request 68 – Please identify the appropriate local agency contact that can verify the cumulative project list and locations.

Response 68 - (cumulative project list and cumulative project locations, respectively) can be verified by:

Mr. Angel Perez, Sr. G.I.S. Specialist
County of Riverside Transportation and Land Management Agency
County Administration Center
G.I.S.
4080 Lemon Street, 2nd Floor
P. O. Box 1629
Riverside, CA 92502-1629

Phone No.: (909) 955-4649
Fax No.: (909) 955-1806
Email: APEREZ@CO.RIVERSIDE.CA.US

SOIL AND WATER RESPONSES

Request 121 – Please provide evidence of consultation with the Riverside County Flood Control Agency regarding the existing and proposed grading and drainage plan and hydrologic and hydraulic conditions on the site, and demonstration that the proposed drainage plan, with modified downstream discharge points, complies with Riverside County regulations and standards.

Response 121 – The Applicant met with Stuart McKibbin of the Riverside County Flood Control & Water Conservation District on February 26, 2002 and discussed the proposed grading and drainage plan, hydrologic and hydraulic conditions at the site, and compliance with Riverside County regulations and standards. A memorandum prepared by the Applicant's local civil engineer, Albert A. Webb Associates, documenting this discussion is presented in Soil and Water Attachment 2. Mr. McKibbin found the proposed grading and drainage plan to be in general conformance with Riverside County regulations and standards, but advised that the County would provide a more detailed review when the final design drawings are submitted. One item of note is that Mr. McKibbin asked that landscaped ditches be used instead of concrete-lined ditches. The revised Grading and Drainage Plan, included as Figure 124-1 (See Response 124) reflects this change.

With respect to the downstream discharge points, there has been no modification from the existing discharge points. As shown in Figure 124-1, the existing grade slopes from east to west and north to south with the stormwater discharging from the southwest corner of the site. At the north end of the site, there is currently a natural shallow swale running from east to west. A landscaped ditch will be installed in this location, capturing offsite stormwater from the north and directing it around the site, ultimately discharging through a culvert under Antelope Road. The discharge from this culvert will flow into an existing shallow ditch on the west side of Antelope Road, which drains south towards the southwest corner of the site. A second landscaped cutoff ditch will be installed on the east side of the site, capturing offsite stormwater from the east and directing it to the south portion of the site where it will sheet flow towards the southeast corner of the site. Stormwater that falls within the plant site will be routed through the stormwater detention pond and then discharged to the southeast corner of the site.

Request 123 – Please provide a Construction Grading and Drainage Site Plan similar to AFC Figure 3.5-2, but clearly identifying and distinguishing existing vs. proposed drainage facilities, labeling the proposed flood control channel where storm water will be discharged, and the conceptual location of construction BMP's consistent with the Draft SWPPP for Construction Activity. In addition, please provide representative profiles and cross-sections further illustrating existing vs. proposed grades and storm water facilities.

Response 123 – The following response supersedes that included in the data responses submitted February 13, 2002.

The proposed Construction Grading and Drainage Plan with associated Best Management Practices (BMP's) are shown in Figure 123-1. BMP details can be found in Attachment 12 of the Applicant's October 2001 Data Adequacy Responses.

Figure 123-1
Not Included

(Too large to scan)

Prior to the start of construction, cutoff ditches to the north and east of the site will be constructed to divert offsite stormwater around the site. The ditches will be installed in the same location as the permanent ditches, but will be provided with temporary sandbag sediment barriers to capture sediments resulting from the construction activity. Several temporary earthen swales will be constructed within the plant site; north-to-south running swales will be constructed along the east and west edges of the site and a east-to-west running swale will be constructed north of the cooling tower. The eastern north-to-south running temporary swale will discharge to a rip-rap dissipation structure prior to sheet flowing to the southeast across the southern portion of the site. The other two temporary swales will discharge to the detention pond, which will initially function as a percolation pond, capturing sediments resulting from construction activity.

Request 124 – Please provide a revised Figure 3.5-2 - Grading and Drainage Plan, or an additional figure, clearly distinguishing between existing vs. proposed drainage facilities, the proposed point of storm water discharge into the existing flood control channel, existing wetlands, and conceptual location of operational BMP's consistent with the draft SWPPP for Industrial Activity. The curbed (contact) portion of the site (with potential for contamination) and non-curbed drainage systems and design should be differentiated in terms of location, drainage area, drainage conveyance design, storage system design and capacity, peak flow rates and runoff volumes.

Response 124 – A partial objection to this request has been filed with the CEC with IEEC's filing on January 24, 2002. Notwithstanding the foregoing, Figure 124-1 shows the proposed Grading and Drainage Plan. Figure 124-1 supersedes Figure 3.5-2 of the AFC. The key revisions are:

- A full-size version of the drawing has been provided to increase legibility.
- The existing contours and new construction not related to grading and drainage has been screened to increase legibility.
- Storm water Best Management Practices (BMP's) have been identified. BMP details can be found in Attachment 12 of the Applicant's October 2001 Data Adequacy Responses.
- The concrete-lined cutoff ditches along the north and east edges of the site have been replaced with landscaped ditches in response to a review comment of the Riverside County Flood Control & Water Conservation District (ref. Data Response # 121).
- The east-to-west running cutoff ditch at the north edge of the site has been moved further to the north.
- The north-to-south running cutoff ditch at the east edge of the site has been shortened such that the ditch discharges just south of the cooling tower, allowing the storm water to sheet flow to the southeast across the south end of the site.
- The in-line oil/water separators have been deleted from the storm water piping upstream of the detention pond in response to a review comment of the Regional Water Quality Control Board (ref. Data Response # 126). Instead, the detention pond will provide this function. This supersedes the information provided in Data Response 130 included in the Applicant's February 13, 2002 data responses.

Figure 124-1
Not Included

(Too large to scan)

- Note 6 has been revised to indicate that the plant onsite drainage system is designed for the 100-year, 24-hour rainfall (Note 6 on Figure 3.5-2 was incorrect).

In addition, Figure 124-2 has been provided, which shows the details of the storm water detention pond.

Request 126 – Please provide written evidence of consultation with the Regional Water Quality Control Board confirming expected compliance of the IEEC project under the General Permit for Discharge of Stormwater Associated with Industrial Activity.

Response 126 – The Applicant's local civil engineer, Albert A. Webb Associates, met with Michael Roth of the Regional Water Quality Control Board, Santa Ana Region on February 8, 2002 to discuss the steps for compliance by the IEEC project with regards to the General Permit for Discharge of Storm water Associated with Industrial Activity. A memorandum documenting this discussion is presented in Soil and Water Attachment 3. One item of note is that Mr. Roth asked that the "Fossil Filter" type oil-water separators be deleted from the storm water lines entering the detention pond, as the detention pond itself will adequately perform this function. The revised Grading and Drainage Plan, included as Figure 124-1 reflects this change. Based on this discussion, it is expected that the IEEC will achieve compliance with the General Permit for Discharge of Storm water Associated with Industrial Activity.

Request 127 – Were other storm water management methods considered such as buried infiltration chambers or a larger detention basin considered as alternative to reduce surface discharge?

Response 127 – As an alternative to the retention basin shown in Figure 3.5-2, a larger basin has been considered on the unused portion of the site south of the process area. This larger basin would have the capability of further reducing surface discharge and could provide for a reduced quantity of on-site storm drain conduit. Other alternatives such as infiltration chambers and percolation basins were also considered but were rejected because they are more expensive to install and operate, pose addition worker safety hazards, and are more expensive to operate and maintain.

Request 131 – Please describe any other potentially polluting materials (other than oil) that may come in contact with storm water, and the Post Construction BMPs (PCBMPs) that will be employed to remove the pollutants prior to discharge.

Response 131 – As described in Section 3.4.11 of the AFC, areas where hazardous materials are stored will be provided with secondary containment. Storm water or wash-down water collected in the containment area will be discharged through a controlled release to the plant process drain system where it will be recovered for use as cooling tower makeup. Storm water falling outside the containment areas will be collected by the plant storm water collection system, routed through the detention pond, and discharged at the southeast corner of the site. Normally, there will be no polluting materials discharged to the storm water system other than the oil and grease typically associated with roads and parking areas, which will be removed by the detention pond.

Figure 124-2
Not Included

(Too large to scan)

Structural Best Management Practices (BMPs) that will be provided to reduce the potential for pollutants in the storm water include:

- Secondary Containment Structures – Areas where hazardous materials are stored will be provided with secondary containment eliminating the potential for spills within these areas to enter the storm water system.
- Overhead Coverage – In many areas, structures will provide horizontal coverage of materials, chemicals, and pollutant sources eliminating contact with storm water. Such areas include the water treatment building, cooling tower chemical treatment building, and bulk oil and chemical storage facility located adjacent to the water treatment building.
- Storm water Detention Pond – In the event of a significant spill that reaches the storm water collection system, the spill will be contained in the storm water detention pond.
- Wastewater Treatment and Recycling – Process wastewater and storm water and wash-down water from secondary containment areas will be collected and used as cooling tower makeup, thus separating it from the storm water system.

In addition, the majority of hazardous materials are injected directly into the plant processes with minimal chance for exposure to storm water.

Non-structural BMPs that will be used to reduce the potential for pollutants in the stormwater include:

- Good House Keeping Practices – Housekeeping practices will include the following:
 - Equipment will be properly maintained and regularly inspected for leaks.
 - Facility areas will be maintained in a clean and orderly manner.
 - Containers and equipment stored in areas exposed to storm water will have their exteriors free of materials that may enter the storm water system.
 - Loading and unloading areas will be inspected for signs of spillage on a regular basis.
 - If maintenance is conducted in non-contained, exposed areas, any contamination emanating from this activity will be properly cleaned up.
 - When a spill is detected, the area impacted will be cleaned, and repairs will be made immediately to reduce the potential for pollutants to contact storm water.
- Preventive Maintenance Activities – Preventive maintenance will be conducted on all storage tanks, their respective ancillary equipment, containment structures, and storm water diversion structures. Maintenance records will be kept onsite.
- Spill Prevention Control and Countermeasure Plan and Procedures (SPCC Plan) – Small spills which may occur will be cleaned up immediately, resulting in negligible amounts of chemicals coming in contact with storm water. Protocols for larger spills will be included in the SPCC Plan. The SPCC Plan will include material handling procedures, storage requirements, cleanup equipment, cleanup procedures, and spill reporting and notification procedures.
- Significant Material Handling and Storage Activities – Areas that contain significant quantities of hazardous materials will be provided with secondary containment. Storm

water that accumulates in the secondary containment areas will routinely be discharged to the plant process drain system where it will be used as cooling tower makeup. Drums will be positioned and handled to minimize spilled chemicals from reaching the storm water system. Normally, drums will be stored within curbed areas.

- Employee Training – Personnel who will perform storm water-monitoring activities will be trained on the Storm water Pollution Prevention Plan (SWPPP) and SPCC Plan. Annual training will be conducted in the areas of spill response, good housekeeping, material management practices, and proper sampling and monitoring procedures.
- Waste Handling/Recycling Activities – Hazardous waste generated at the IEEC will be accumulated in a designated hazardous waste storage area, provided with secondary containment to contain spills and prevent contact with the storm water system.
- Internal Reporting and Record Keeping – Records will be kept documenting maintenance activities, annual monitoring reports, noncompliance reports, and changes and amendments to the SWPPP and SPCC Plan.
- Site Stabilization and Erosion Control – Sediment and erosion protection should not normally be a concern since most of the site will be paved or covered with gravel, however, if any maintenance activities are performed in non-paved areas (e.g. landscaped areas), appropriate construction BMPs will be used.
- Facility Inspection – Operations and maintenance personnel will conduct periodic inspections and visual observations to identify areas contributing to storm water discharge evaluating whether the BMPs are adequate and whether additional control or corrective measures are needed.
- Quality Assurance/Quality Control – The SWPPP and SPCC Plan will include QA/QC components to ensure compliance with the elements of the plans.

SOIL AND WATER ATTACHMENT 2
RIVERSIDE COUNTY FLOOD CONTROL AGENCY
CONSULTATION MEMORANDUM

ALBERT A. WEBB ASSOCIATES

Consulting Engineers

MEMORANDUM

TO: Jim McLucas, Calpine Corporation
FROM: Scott R. Hildebrandt, Vice President
SUBJECT: Inland Empire Energy Center
Data Request No. 121
DATE: March 4, 2002

In regards to the California Energy Commission staff's Data Requests dated January 14, 2002, this office has consulted with the Riverside County Flood Control & Water Conservation District as required in Data Request No. 121. This memorandum summarizes that meeting.

Ms. Jenifer Morris of NJ Resources, yourself, and I met with Mr. Stuart McKibbin, Senior Civil Engineer, of the Riverside County Flood Control & Water Conservation District, on February 26th to discuss the proposed grading and drainage plan for the Inland Empire Energy Center (IEEC) and compliance with the Riverside County regulations and standards for drainage.

Mr. McKibbin reviewed a copy of the site grading and drainage plan and provided us with the following comments:

1. The IEEC will need to mitigate the impacts associated with increased runoff as a result of this project consistent with Riverside County Flood Control & Water Conservation District's policy for increased runoff.
2. The detention basin located in the southwest corner of the site, which provides mitigation for the increased runoff, shall be maintained by the IEEC.
3. The site drainage system will need to be designed in such a manner that the proposed structures are protected from flooding in a 100-year storm event.
4. The site drainage system, including storm drain pipes, manholes, catch basins, swales and headwalls, shall be maintained by the IEEC.
5. Concrete lining of the cutoff ditches is not required. The District would prefer to see landscaped ditches used instead. It was agreed that this change would be made.

6. The final size and design of the detention basin will be reviewed at the time that final construction drawings are submitted Riverside County Flood Control & Water Conservation District for permits. Mr. McKibbin requested that Calpine evaluate whether or not the detention basin could be made to drain by gravity, but prefers that additional fill not be used to achieve this objective.

Mr. McKibbin can be reached for comment through the Riverside County Flood Control & Water Conservation District located at 1995 Market Street in Riverside, California, 92501. He may be reached by telephone at (909) 955-1214, by fax at (909) 788-9965 or by e-mail at smckibbin@co.riverside.ca.us for further information.

Please call me at PH. 909-686-1070 to discuss any questions you may have regarding this matter.

CC: Stuart McKibbin, Riverside County Flood Control & Water Conservation District
Greg Lamberg, Calpine
Jenifer Morris, NJ Resources

SOIL AND WATER ATTACHMENT 3
RWQCB CONSULTATION MEMORANDUM

ALBERT A. WEBB ASSOCIATES

Consulting Engineers

MEMORANDUM

TO: Jim McLucas, Calpine Corporation

FROM: Scott R. Hildebrandt, Vice President

SUBJECT: Inland Empire Energy Center
Data Request No. 126

DATE: March 4, 2002

In regards to the California Energy Commission staff's Data Requests dated January 14, 2002, this office consulted with the Regional Water Quality Control Board as required in Data Request No. 126. This memorandum summarizes that meeting.

Ms. Shelah Riggs, Environmental Specialist for Albert A. Webb Associates, and I met with Mr. Michael Roth, Environmental Specialist III, of the California Regional Water Quality Control Board, Santa Ana Region, on February 8th to confirm the steps for compliance by the Inland Empire Energy Center (IEEC) with regards to the General Permit for Discharge of Stormwater Associated with Industrial Activity.

Mr. Roth reviewed a copy of the site grading and drainage plan and provided us with the following comments:

1. An Industrial Permit will be required through the State of California.
2. The application for the Industrial Permit will need to be submitted through the State Regional Water Quality Control Board Office in Sacramento. The directions for preparing the application and the Storm Water Pollution Prevention Plan (SWPPP) can be obtained from the Regional Water Quality Control Board Web Site.
3. The SWPPP will be reviewed at the time that field inspections are made by representatives of the Regional Water Quality Control Board.
4. The IEEC will be responsible for providing an annual report that addresses the results of the sampling required by the Industrial Permit and the SWPPP.
5. Mr. Roth requested that the in-line type (i.e. Fossil Filter) oil/water separators not be used, instead allowing the detention pond to perform this function.

Mr. Roth can be reached for comment through the Santa Ana Region Office of the California Regional Water Quality Control Board located at 3737 Main Street, Suite 500 in Riverside, California, 92501-3339. He may be reached by telephone at (909) 320-2027, by fax at (909) 781-6288 or by e-mail at mroth@rb8.swrcb.ca.gov for further information.

Please call me at PH. 909-686-1070 to discuss any questions you may have regarding this matter.

CC: Michael Roth, Santa Ana Regional Water Quality Control Board
Greg Lamberg, Calpine
Jenifer Morris, NJ Resources

VISUAL RESOURCES RESPONSES

Request 136 – Please provide three sets of electronic files on CDs of the revisions to existing figures and new figures as requested in the following Data Requests.

Response 136 – The three (3) CD's requested are included with this filing. These CDs are labeled 136-1, 136-2, and 136-3.

Request 149 – For both KOP 4 and KOP 5, please provide two additional visual simulations of the vegetative screening mitigation proposed for the SR 74 corridor. One simulation should show the landscaping at five years of growth. A second simulation should show the landscaping at maturity if greater than five years. For both the existing view image and simulations, please provide photocopies of high-resolution 11"x17" color images at life-size scale.

Response 149 – Supplement to Combined Response to Data Request Items 149-153 filed on 2-13-02.

As indicated in the response to these Data Request items filed on 2-13-02, after close review of existing and likely future conditions along both sides of SR 74 in the vicinity of KOPs 4 and 5, it was determined that it would not be feasible for the Applicant to plan to install landscaping within the existing public right of way in this area.

As an alternative measure to reduce the visibility of the project from KOPs 4 and 5, the Applicant indicated it would revise the project landscape plan to locate the screening plantings around the northern edge of the project property, approximately 350 feet to the north of where they had been in the original landscape plan. The intent of this shift in the landscaping's location is to bring it closer to KOPs 4 and 5, which will be more effective in screening views toward the project from these areas.

Figure 149-1 (see Visual Resource Attachment 2) is a revised conceptual landscape plan for the project. The revised plan shows the line of screening trees extending along the project property's northern boundary line, where it adjoins the asphalt processing plant property and the railroad tracks. The planting scheme indicated in this area consists primarily of *Eucalyptus camaldulensis*, with a smaller number of *Gleditsia triacanthos* mixed in. *Eucalyptus camaldulensis* is a tall, evergreen tree that grows 3 feet or more per. *Gleditsia triacanthos* is a deciduous tree that is being used to create visual interest by serving as a contrasting element that breaks up the evergreen mass that the eucalyptus trees will create. The "Shademaster" variety of *Gleditsia triacanthos*, which will be specified for this project can grow to 24 feet tall and 16 feet wide in 6 years.

The new simulations of views from KOPs 4 and 5 of the project with the revised landscape plan that have been prepared depict the project's appearance at the time 20 years after completion of construction. These simulations make the very conservative assumption that the eucalyptus trees will be 70 feet tall at this time, and that the *Gleditsia* will be 45 feet tall. Please refer to our objection to Data Response 143 filed on 1-24-02, for a more complete explanation of why simulations depicting project appearance at 20 years have been prepared, while simulations depicting project appearance at 5 years have not been prepared. It is important to note that the screening plantings along the northern perimeter of the project site will be installed at the time project construction begins, so a consequence, at the time 5 years

after project construction, the trees will have 7 years of growth. It is reasonable to assume that at this time period, both tree species are likely to be at least 24 feet tall.

Both of the tree varieties specified for planting in this area are long lived, and do not reach their full "maturity" until well into their life spans, which would be much longer than the five years Staff has asked about. The relevant question is how much screening the trees would provide at various points after project construction. The data on tree growth rates and heights summarized above provides a basis for addressing this concern.

Because no planting will be installed along either the southern or northern edges of State Route 74, there is no need to prepare the simulation requested in Data Request 152.

Because all of the proposed planting will be done on the project property, with no planting on the County right-of-way, it was not necessary to obtain Riverside County's comments on planting along SR 74 per Data Request 153.

A new simulation of the view from KOP 4 has been prepared (see Visual Attachment 3). The new simulation depicts the appearance of the view from this area as it would appear 20 years after installation of the plantings assumed in the revised landscape plan. With the shifting of the trees to a location closer to this view, the screening of the HRSG structures is nearly complete. In addition, the screening trees provide a more complete backdrop behind the existing equipment in the asphalt processing facility, reducing its overall visual impact as well. With the implementation of the revised landscape plan, the project's visual impact on views from this area will be reduced to a level that is less than significant. We note that this simulation does not depict the likely future growth of the trees planted on the berm located along the northern edge of the asphalt facility. Assuming that these plantings remain in place, at the time 20 years after construction of the power plant project, it can be conservatively projected that these trees will reach a height of 60 to 80 feet, and will completely screen of the power plant's lower facilities and its stacks as well in views from this observation point.

A new simulation of the view from KOP 5 has been prepared (see Visual Resource Attachment 3). The new simulation depicts the area along State Route 74 in front of the commercial area containing the post office, and depicts the appearance of the view from this area as it would appear 20 years after the implementation of the revised landscape plan. With the revised landscape plan, the screening of the HRSG structures will be complete over time and as a consequence, the project's visual impact on views from this area will be reduced to a level that is less than significant.

The future development of the remainder of the property is not determined. To respond to community requests to show the IEEC project in the context with potential future development, the Applicant prepared the following visual simulations as examples. We are including the simulations for Staff's information (See Visual Resources Attachment 4).

In addition, 11 x 17 copies of the new KOP 4 and 5 simulations are also provided in the attached Visual Resources Packet.

Request Request 151- Please provide a conceptual plan that: (a) shows the location of the proposed screening vegetation along SR 74, (b) identifies the types of vegetation to be planted and the anticipated vegetation heights and five years and at maturity, and (c) the time to maturity for each species to be planted.

Response 151 – Please the supplemental response given in #149 above.

Request 154 – Please update Table 5.7-4 of the AFC to provide a list of all projects either under construction or approved for construction in the project vicinity.

Response 154 – See Response to Data Request 66 (Land Use Section).

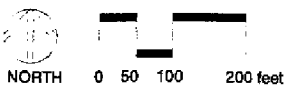
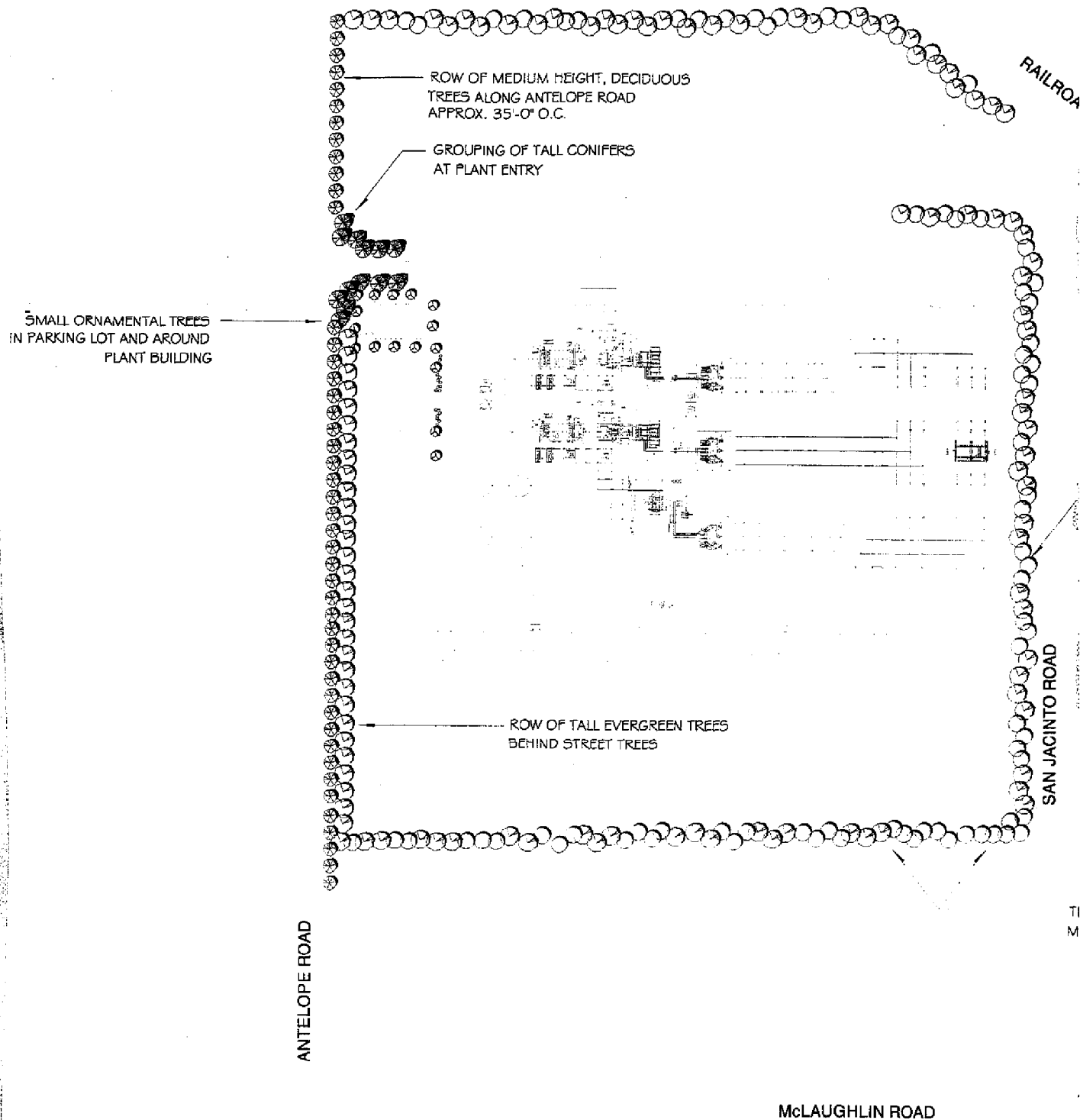
Request 155 - Please provide a map that shows the location of all cumulative projects identified in the previous data request.

Response 155 - See Response to Data Request 67 (Land Use Section).

Request 156 - Please identify the appropriate local agency contact that can verify the cumulative project list and location.

Response 156 - See Response to Data Request 68 (Land Use Section).

VISUAL RESOURCES ATTACHMENT 2
CONCEPTUAL LANDSCAPE PLAN



3-4-2002
 ENVIRONMENTAL VISION
 Berkeley, CA

PLANT PALETTE LEGEND

SYMBOL	TYPE OF PLANT	SUGGESTED SPECIES	SIZE	NUMBER SHOWN
	Tall broad leaf evergreen tree	Eucalyptus camaldulensis	15 gal.	110
	Deciduous tree	Brachychiton acerifolius/ Gleditsia triacanthos	15 gal.	75
	Deciduous tree	Robinia ambigua idahoensis	15 gal.	44
	Tall, coniferous tree	Pinus halapensis	15 gal.	13
	Smaller, deciduous tree	Lagerstroemia indica	15 gal.	16

NOTE: STREET TREE PLANTING AND PLANT SPECIES
PER MENIFEE NORTH SPECIFIC PLAN (December 1994)

INFORMAL GROUPINGS OF
TALL TREES ALONG NORTH, EAST,
AND SOUTH PERIMETER

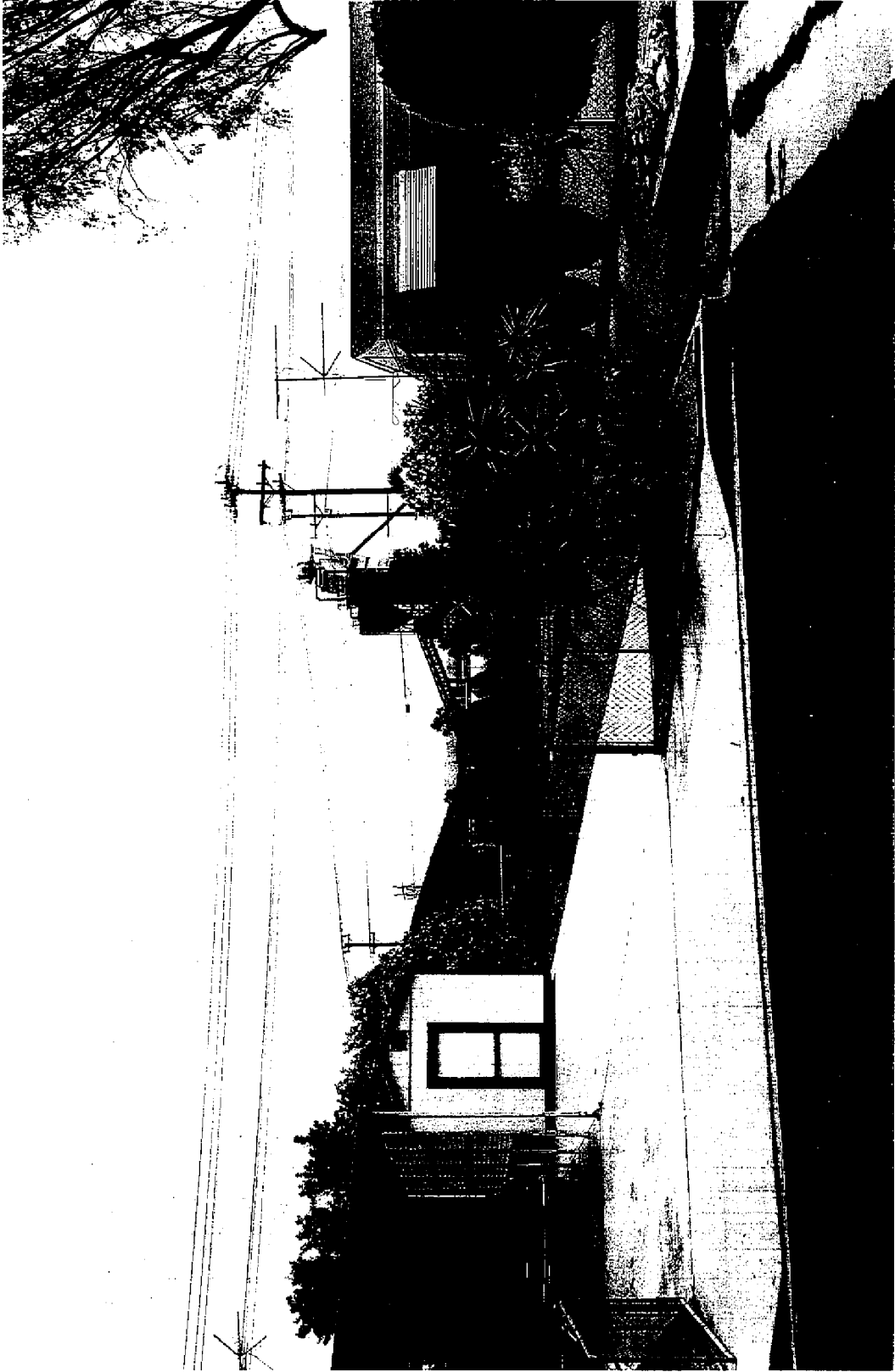
TREES PLANTED BELOW CONDUCTORS
JUST ALLOW FOR CLEARANCE

Figure 149-1

CONCEPTUAL LANDSCAPE PLAN CALPINE INLAND EMPIRE ENERGY CENTER Riverside County, California

VISUAL RESOURCES ATTACHMENT 3

**REVISED SIMULATIONS
KOP 4 AND KOP 5**



KOP4 - Existing view

Visual Simulation
Inland Empire Energy Center AFC

ENVIRONMENTAL VISION
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KOP4 - Visual simulation of project at 20 years

ENVIRONMENTAL VISION
BUREAU

Visual Simulation
Inland Empire Energy Center AFC



KOP5 - Existing view

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03/09/2

Visual Simulation
Inland Empire Energy Center AFC



KOP5 - Visual simulation of project at 20 years

Visual Simulation
Inland Empire Energy Center AFC

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VISUAL RESOURCES ATTACHMENT 4
POTENTIAL FUTURE DEVELOPMENT SIMULATIONS



KOP 3 - Conceptual simulation of project with future development

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Riverside County, CA



KOP 5 - Conceptual simulation of project with future development

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Inland Empire Energy Center
Riverside County, CA